



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



August 23, 2016

Richard J. Bruckner  
Director

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**HEARING ON AN AMENDMENT TO THE  
ROWLAND HEIGHTS COMMUNITY STANDARDS DISTRICT  
PROJECT RPPL2016000614  
(FOURTH SUPERVISORIAL DISTRICT) (3-VOTES)**

**SUBJECT**

The recommended action is to approve an ordinance amending Title 22 (Planning and Zoning) of the Los Angeles County Code (Zoning Code) to prohibit living suites within the Rowland Heights Community Standards District (CSD). This would require adding a provision to Subsection C of Section 22.44.132 of the Zoning Code to prohibit the use community-wide, in any zone.

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,**

1. Find that adoption of the proposed ordinance is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) of the CEQA Guidelines;
2. Approve the recommendation of the Regional Planning Commission (RPC) to amend the Zoning Code, as reflected in the proposed ordinance; and
3. Instruct County Counsel to prepare the final ordinance amending the Zoning Code as recommended by the RPC and to submit the final ordinance to the Board of Supervisors (Board) for its consideration.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

**Living Suite Concept and Initiation of Proposed Ordinance**

A living suite is a portion of a residence that includes a living room, kitchen, bathroom, and one or more bedrooms. A living suite includes an interior connection, typically a door, to the remainder of the residence and may also have a separate exterior entrance.

The Board indicated its intent to approve the Living Suites Ordinance on September 29, 2015. The Living Suites Ordinance allows the development of living suites throughout the unincorporated areas of Los Angeles County in new planned communities in the Residential Planned Development (RPD) Zone. Establishment of living suites within a new planned community requires approval of a Conditional Use Permit (CUP).

Residents of Rowland Heights raised concerns at the 2015 Board hearing that living suites may not be appropriate for their community as they could potentially be inconsistent with the character of their community.

The Department of Regional Planning (Department) investigated the living suite concept as it applies to Rowland Heights. Based on information gathered through community outreach and statistical research, living suites are not consistent with the Rowland Heights Community General Plan (Community Plan) or community character, and therefore should be removed as a housing option in Rowland Heights.

#### Proposed Ordinance

The proposed ordinance (Attachment 5) would prohibit living suites within the Rowland Heights CSD. This would require adding one provision to subsection C of Section 22.44.132 of the Zoning Code to prohibit the use community-wide, in any zone.

#### Rowland Heights Community Character

Approximately two-thirds of Rowland Heights housing units are owner-occupied (65.5 percent), with approximately 35 percent renter-occupied (per Esri Community Analyst, Housing Profile, December 3, 2015, <https://communityanalyst.arcgis.com>). While a living suite is not intended to be rented to another household, the Living Suites Ordinance does not prohibit such rental. It would be difficult to ensure living suites do not become rental units, and therefore the proposed ordinance helps to maintain the owner-occupied, single-family residential character of the community by eliminating what is in effect a type of multi-unit residential development.

An RPD Zone could be established in any area of Rowland Heights, so prohibiting living suites also acts to further restrict multiple-family housing to parcels already designated with high-density residential land use categories. The parcels in Rowland Heights with high-density residential land use categories are appropriately located adjoining or near Colima Road, a County highway, and the Pomona Freeway, and close to services such as public transportation and local-serving commercial establishments.

Residential uses are allowed by right on approximately 6,600 acres in the Rowland Heights CSD. Just over 6,400 acres of that total – over 97 percent – are designated with by-right single-family residential zoning. The proposed ordinance, therefore, helps ensure that new housing will be consistent with the maintenance of community character.

Nearly all of the area in Rowland Heights south of Pathfinder Road is designated a Very High Fire Hazard Severity Zone (VHFHSZ) and is primarily undeveloped. Prohibiting living suites in Rowland Heights would prevent one type of higher-density development in the southern part of the community, and would protect industrial lands in the northern part of the community by removing one incentive for redeveloping industrial uses with residential uses.

#### General Plan Consistency

The proposed ordinance is consistent with the adopted Community Plan, a component of the adopted Los Angeles County General Plan. Specifically, the proposed ordinance supports the following Community Plan goal and policies:

- Goal 2 – Maintain the single-family character of the community.
- Land Use Policy 4 – Restrict multiple family or attached housing to the U3, U4, and U5 categories.
- Housing Policy 3 – Require that new housing be consistent with the maintenance of community character.

In addition, the proposed ordinance supports the following County General Plan policies:

- Safety Element Policy S 3.1 – Discourage high density and intensity development in VHFHSZs.
- Public Services and Facilities Policy PS/F 1.5 – Focus infrastructure investment, maintenance and expansion efforts where the General Plan encourages development.
- Economic Development Policy ED 2.1 – Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses.

#### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The recommended action supports the second goal of the County Strategic Plan, which is to enrich lives of Los Angeles County residents by providing enhanced services, and effectively planning and responding to economic, social, and environmental challenges. The proposed ordinance will respond to the challenge of creating jobs by preserving industrial lands, to the challenge of maintaining community character by retaining the single-family character of the community, and to the challenges of preserving open spaces and promoting infill development by focusing multi-family development in existing higher-density areas with sufficient services and infrastructure.

### **FISCAL IMPACT/FINANCING**

The recommended action will not result in any new significant costs to the County because it does not add potential entitlements to, or revise application processing procedures or fees in, the Zoning Code.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On March 23, 2016, the RPC held a duly-noticed public hearing to consider the proposed ordinance. The RPC voted 3-1 to recommend that the Board conduct a public hearing to consider and adopt the proposed ordinance. Please see Attachment 2 (Summary of the RPC Proceedings).

A public hearing on the proposed ordinance is required pursuant to Section 22.16.200 of the Zoning Code and Section 65856 of the State Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the Zoning Code. These procedures and requirements exceed the minimum standards of Sections 6061, 65090, and 65856 of the State Government Code pertaining to public hearing noticing.

### **ENVIRONMENTAL DOCUMENTATION**

Adoption of the proposed ordinance is exempt from environmental review pursuant to Section 15061(b) (3) of the CEQA Guidelines because there is no possibility that adoption of the ordinance may have a significant effect on the environment. Adoption of the proposed ordinance will not result in any direct physical change in the environment and will not result in any indirect physical change in the environment that is reasonably foreseeable at this time.

This determination is supported by the following analysis:

- **The ordinance does not propose or authorize any development.** The proposed project is an ordinance and is not a development project. The ordinance does not authorize any additional "by right" uses. The proposed ordinance will prohibit development of living suites within the Rowland Heights CSD. Therefore, the ordinance will not result in any direct physical change in the environment.
- **The number, location, specific characteristics and environmental impacts of any requests for development that may occur in lieu of a residential planned development containing living suites are reasonably unforeseeable at this time.** There may be indirect physical changes to the environment in conjunction with the subsequent development of properties that would no longer be eligible for development of a residential planned development containing living suites. The

proposed ordinance will not change the requirement for such future development to undergo an initial review for environmental impacts, and to prepare environmental documents if determined necessary by that review. At this time, the number, location, specific characteristics and environmental impacts of development requests are reasonably unforeseeable due to the following factors:

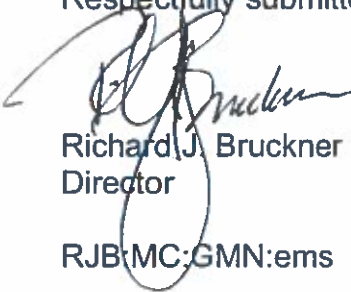
- Existing RPD Zones are developed pursuant to previously approved CUPs for residential planned developments or are undeveloped with pending or previous approved CUPs for residential planned developments, and therefore these properties have already undergone environmental review;
  - Future development would have to seek approval for RPD zoning and could be proposed on a parcel which is currently designated with any number of various zones, and therefore it is not possible to determine where an RPD Zone might be proposed; and
  - The RPD Zone allows a wide range of residential uses which could be developed without a living suites component, and therefore it is not possible to determine the scope of a future project to evaluate.
- **The number, location, and specific characteristics of future development requests will largely depend on economic market factors.** The environmental impacts of future development requests on parcels that would no longer be eligible for development of a residential planned development containing living suites will depend on the characteristics of the location that is the subject of such requests. For example, environmental impacts for an "infill" residential planned development in an urbanized area will be different than environmental impacts for a "greenfield" residential planned development in an undeveloped area, and we do not know if a residential project would be proposed at all. Therefore, any attempt to analyze indirect physical changes would be speculative.
  - **A new planned community is subject to project-level CEQA review regardless of whether dwelling units in the new planned community include living suites.** There may be indirect physical changes to the environment in conjunction with the subsequent development of residential planned developments in the RPD Zone. Section 22.20.460 of the Zoning Code requires a CUP for residential planned developments and the proposed ordinance to ban living suites in Rowland Heights will not change this requirement. A CUP is a discretionary action that requires project-level CEQA review. The proposed ordinance does not eliminate the need for project-level CEQA review.
  - **The proposed ordinance does not involve any commitment to any specific project that may have a significant effect on the environment.** Future development requests will be evaluated to determine whether CEQA review is required and potential impacts identified. The proposed ordinance does not preclude the County from denying a future development request that may have a significant effect on the environment.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The recommended action will not result in any negative impacts on current services or projects. As previously noted, the proposed ordinance does not add potential entitlements to, or revise application processing procedures or fees in, the Zoning Code.

For further information, please contact Gina M. Natoli at (213) 974-3426 or gnatoli@planning.lacounty.gov between 7:00 a.m. and 5:00 p.m., Monday through Thursday.

Respectfully submitted,



Richard J. Bruckner  
Director

RJB:MC:GMN:ems

**Attachments:**

1. Project Summary
2. Summary of RPC Proceedings
3. RPC Hearing Package
4. RPC Resolution
5. Recommended Ordinance for Board Adoption
6. Board Notice of Public Hearing
7. Correspondence

c: Executive Office, Board of Supervisors  
County Counsel  
Assessor  
Chief Executive Office  
Public Works

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# **ATTACHMENT 1**

## **PROJECT SUMMARY**





**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
Project Summary  
Page 1 of 2**

<b>PROJECT DESCRIPTION</b>	Rowland Heights Community Standards District Amendment: Prohibit living suites
<b>REQUEST</b>	Approval of the proposed amendments to Title 22 (Planning and Zoning Code)
<b>LOCATIONS</b>	Unincorporated community of Rowland Heights
<b>STAFF CONTACT</b>	Gina M. Natoli, MURP, AICP Supervising Regional Planner 213-974-3426, gnatoli@planning.lacounty.gov
<b>RPC HEARING DATE</b>	March 23, 2016
<b>RPC RECOMMENDATION</b>	Board of Supervisors public hearing to consider adoption of the amendment to Title 22 (Planning and Zoning Code)
<b>MEMBERS VOTING AYE</b>	Commissioners Louie, Pedersen, and Modugno
<b>MEMBERS VOTING NAY</b>	Commissioner Smith
<b>MEMBERS ABSENT</b>	Commissioner Pincetti
<b>MEMBERS ABSTAINING</b>	None
<b>KEY ISSUES</b>	<p>A living suite is a portion of a residence that includes a living room, kitchen, bathroom, and one or more bedrooms. A living suite includes an interior connection, typically a door, to the remainder of the residence and may also have a separate exterior entrance.</p> <p>The Board of Supervisors approved the Living Suites Ordinance on September 29, 2015. The Living Suites Ordinance allows the development of living suites throughout the unincorporated areas of Los Angeles County in new planned communities in the Residential Planned Development (RPD) Zone. Establishment of living suites within a new planned community requires approval of a conditional use permit (CUP).</p> <p>Residents of Rowland Heights raised concerns at the 2015 Board hearing that living suites may not be appropriate for their community as they could potentially be inconsistent with the character of their community.</p> <p>The proposed ordinance would amend one section of Title 22 Planning and Zoning Code (Zoning Code) as</p>

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
Project Summary  
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follows:

- Section 22.44.132 would be amended to prohibit the establishment of living suites, as defined by the Living Suites Ordinance, throughout the Rowland Heights Community Standards District.

**MAJOR POINTS IN  
SUPPORT**

The proposed ordinance will help maintain the single-family residential character of the community. Over 97 percent of Rowland Heights is zoned for by-right single-family residential housing.

The proposed ordinance will help to restrict multiple-family housing to those areas already designated with high-density residential land use categories, where infrastructure and amenities are in place to support such development.

The proposed ordinance helps protect industrial lands from conversion to non-industrial uses by removing one incentive for converting industrial lands to residential uses.

**MAJOR POINT AGAINST**

Real estate developers and realtors have found that dwelling units with living suites are popular with home-buyers, especially multigenerational families who need flexible living arrangements. Living suites are likely to become more popular as demographic trends make multi-generational families more common, but with the prohibition this housing type will not be available in Rowland Heights.

## **ATTACHMENT 2**

### **SUMMARY OF REGIONAL PLANNING COMMISSION PROCEEDINGS**



**REGIONAL PLANNING COMMISSION**  
**Summary of Public Hearing Proceedings**  
**Page 1 of 2**

**Rowland Heights Community Standards District Amendment – Prohibiting Living Suites**  
**Project No. RPPL2016000614**

The Regional Planning Commission (Commission) conducted a public hearing on March 23, 2016, at 9:00 a.m. to consider the proposed Rowland Heights Community Standards District (CSD) amendment, which would amend Title 22 (Planning and Zoning) of the Los Angeles County Code to prohibit living suites within Rowland Heights.

Staff made a presentation which included a description of the Living Suites Ordinance approved by the Board of Supervisors in September 2015, a discussion of the community character in Rowland Heights, an explanation of the proposed ordinance provisions and why they are necessary at this time, an evaluation of the proposed ordinance's consistency with the Rowland Heights Community General Plan and Countywide General Plan, and a discussion of how the proposed ordinance would achieve community goals to preserve its single-family residential character, industrial areas, and open spaces. The presentation included photographs of various residential areas and existing developments in the Residential Planned Development (RPD) Zone, and maps showing the locations of residential, industrial, and commercial zoning. The Commission was informed of the public notice procedures followed for the hearing and given a tally of comments received on the project. The environmental review process undertaken for the proposed ordinance was also explained.

Commissioners asked staff for clarification on several issues. These included how an RPD Zone would be authorized for development of living suites, the approval and entitlement process required for living suites, the relationship between living suites and second units on a given parcel, and whether residents of other County unincorporated areas could request a prohibition on living suites in their community. Staff explained that a zone change to RPD would be required to authorize a development including living suites and that the zone change requires a public hearing before the Commission, that living suites also require the approval of a conditional use permit, that second units and living suites cannot be placed on the same parcel, and that residents of County unincorporated areas outside Rowland Heights could request that living suites be prohibited in their communities.

After the staff presentation and Commissioner's questions, four speakers provided testimony to the Commission. Two speakers supported the proposed ordinance and two opposed it. The speakers supporting the proposed ordinance were concerned that living suites would become rental units, changing the character of their community from owners and stable families to a transient population that would lead to an increase in criminal activity, and that there would be an increase in the number of cars parking on the street and taking up the available parking spaces. The speakers related that people staying at existing homes already utilized as rental properties often park in front of fire hydrants and trash carts, blocking access by emergency and service personnel. Commissioner Pedersen asked these speakers if garages were being converted and if those renting their properties were advertising on the Internet. The speakers responded affirmatively in both instances.

The speakers opposing the proposed ordinance were concerned about prohibiting development of living suites. They stated that living suites are a popular and in-demand housing type that increases the value of the property on which the living suite is located, that allowing living suites

**REGIONAL PLANNING COMMISSION**  
**Summary of Public Hearing Proceedings**  
**Page 2 of 2**

supports free-market principles and promotes families staying together, and that living suites can provide additional income to a property owner. The speakers believe that the approved Living Suites Ordinance provides ample protections for communities.

After the testimony, the Commissioners asked questions of staff and engaged in a discussion about the possible conversion of living suites to second units, the perceived protections built into the 2015 Living Suites Ordinance, the ability to rent out a living suite, and concerns that other unincorporated communities will also seek a prohibition on living suites. There was some discussion that the proposed ban is unnecessary because a conditional use permit would be required for any living suite development in the RPD Zone, and that community character and site-specific issues such as parking would be analyzed and addressed through that process.

There being no further testimony, the Commission closed the public hearing and recommended that the Board of Supervisors conduct a public hearing and adopt the proposed ordinance.

**VOTE:**

Concurring: Commissioners Louie, Pedersen, and Modugno

Dissenting: Commissioner Smith

Abstaining: None

Absent: Commissioner Pincetti

Action Date: March 23, 2016

## **ATTACHMENT 3**

# **REGIONAL PLANNING COMMISSION HEARING PACKAGE**







# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

March 10, 2016

**TO:** Stephanie Pincetti, Chair  
Doug Smith, Vice Chair  
David W. Louie, Commissioner  
Curt Pedersen, Commissioner  
Pat Modugno, Commissioner

**FROM:** Gina M. Natoli, MURP, AICP   
Supervising Regional Planner

**AMENDMENT TO THE ROWLAND HEIGHTS COMMUNITY STANDARDS DISTRICT – PROJECT NO. RPPL2016000614 – MARCH 23, 2016 PUBLIC HEARING – AGENDA ITEM #7**

## **BACKGROUND**

A living suite is a portion of a residence that includes a living room, kitchen, bathroom, and one or more bedrooms. A living suite includes an interior connection, typically a door, to the remainder of the residence and may also have a separate exterior entrance.

The Board of Supervisors approved the Living Suites Ordinance (Ordinance) on September 29, 2015. The Ordinance allows the development of living suites throughout the unincorporated areas of Los Angeles County in new planned communities in the Residential Planned Development (RPD) Zone. Establishment of living suites within a new planned community requires approval of a conditional use permit (CUP).

Residents of Rowland Heights raised concerns at the 2015 Board hearing that living suites may not be appropriate for their community as they could potentially be inconsistent with the character of their community.

Based on information gathered through community outreach and statistical research, living suites are not consistent with the Rowland Heights Community General Plan (Community Plan) or community character, and therefore should be removed as a housing option in Rowland Heights.

## **COMMUNITY OUTREACH**

Staff met or spoke with approximately 140 people representing many community groups and stakeholders to gather input about living suites in Rowland Heights, including the Rowland Heights Community Coordinating Council and individuals attending a Coordinating Council monthly meeting,

San Gabriel Valley Regional Chamber of Commerce Government Affairs Committee, Tri Counties Association of Realtors, and Rowland Heights Chinese Association.

The public hearing notice for this ordinance contained contact information in Chinese and Spanish as well as English. Staff was available to answer questions in all three languages; nearly twenty calls were received from Chinese speakers.

### **PROPOSED ORDINANCE**

The proposed ordinance, which is attached, would prohibit living suites within the Rowland Heights Community Standards District (CSD). This would require adding a provision to subsection C of Section 22.44.132 of the Zoning Code to prohibit the use community-wide, in any zone.

### **GENERAL PLAN CONSISTENCY**

The proposed ordinance is consistent with the adopted Community Plan, a component of the adopted Los Angeles County General Plan. Specifically, the proposed ordinance supports the following Community Plan goal and policies:

- Goal 2 – Maintain the single-family character of the community.
- Land Use Policy 4 – Restrict multiple family or attached housing to the U3, U4, and U5 categories.
- Housing Policy 3 – Require that new housing be consistent with the maintenance of community character.

In addition, the proposed ordinance supports the following County General Plan policies:

- Safety Element Policy S 3.1 – Discourage high density and intensity development in VHFHSZs [Very High Fire Hazard Severity Zones].
- Public Services and Facilities Policy PS/F 1.5 – Focus infrastructure investment, maintenance and expansion efforts where the General Plan encourages development.
- Economic Development Policy ED 2.1 – Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses.

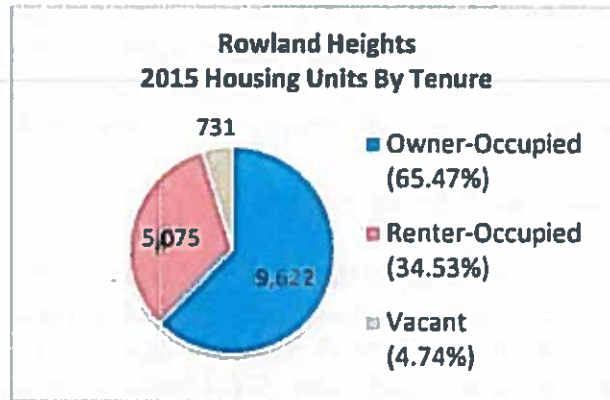
### **STAFF ANALYSIS**

Approximately two-thirds of Rowland Heights housing units are owner-occupied (see chart on following page<sup>1</sup>). While a living suite is not intended to be rented to another household, the Living Suites Ordinance does not prohibit such rental. It would be difficult to ensure living suites do not become rental units, and therefore the proposed ordinance helps to maintain the owner-occupied, single-family character of the community by eliminating what is in effect a type of multi-unit residential development.

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<sup>1</sup> Esri Community Analyst, Housing Profile, December 3, 2015, <https://communityanalyst.arcgis.com>.

An RPD Zone could be established in any area of Rowland Heights, so the prohibition of living suites also acts to further restrict multiple-family housing to parcels designated with high-density residential



land use categories. The parcels with high-density residential land use categories are appropriately located adjoining or near Colima Road, a County highway, and the Pomona Freeway, and close to services such as public transportation and local-serving commercial establishments.

Residential uses are allowed by right on approximately 6,600 acres in the Rowland Heights CSD (see table below).

**Rowland Heights CSD By-Right Residential Zoning  
Type Allowed and Acreage**

Zone Name	Acreage	Single-Family	Multi-Family
Zone A-1	4,053.06	x	
Zone A-2	568.06	x	
Zone R-1	851.45	x	
Zone R-2	4.26	x	x
Zone R-3-( )U	153.75	x	x
Zone R-4-( )U	23.56	x	x
Zone R-A	228.79	x	
Zone RPD	536.07	x	
<b>TOTAL ACREAGE</b>		<b>6,417.01</b>	<b>181.58</b>

Just over 6,400 acres of that total – over 97 percent – are designated with by-right single-family residential zoning. The proposed ordinance therefore helps ensure that new housing will be consistent with the maintenance of community character.

Nearly all of the area in Rowland Heights south of Pathfinder Road is designated a VHFHSZ and is primarily undeveloped. Prohibiting living suites in Rowland Heights would prevent one type of higher-density development in the southern part of the community, and would protect industrial lands in the northern part of the community by removing one incentive for redeveloping industrial uses with residential development.

## **ENVIRONMENTAL ANALYSIS**

Adoption of the proposed ordinance is exempt from environmental review pursuant to section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines because there is no possibility that adoption of the ordinance may have a significant effect on the environment. Adoption of the proposed ordinance will not result in any direct physical change in the environment and will not result in any indirect physical change in the environment that is reasonably foreseeable at this time.

This determination is supported by the following analysis:

- The ordinance does not propose or authorize any development. The proposed project is an ordinance, not a development project. The ordinance does not authorize any additional "by right" uses. The proposed ordinance will prohibit development of living suites within the Rowland Heights CSD. Therefore, the ordinance will not result in any direct physical change in the environment.
- The number, location, specific characteristics and environmental impacts of any requests for development that may occur in lieu of a residential planned development containing living suites are reasonably unforeseeable at this time. There may be indirect physical changes to the environment in conjunction with the subsequent development of properties that would no longer be eligible for development of a residential planned development containing living suites. The proposed ordinance will not change the requirement for such future development to undergo an initial review for environmental impacts, and to prepare environmental documents if determined necessary by that review. At this time, the number, location, specific characteristics and environmental impacts of development requests are reasonably unforeseeable due to the following factors:
  - Existing RPD Zones are developed pursuant to previously approved CUPs for residential planned developments or are undeveloped with pending or previous approved CUPs for residential planned developments, and therefore these properties have already undergone environmental review;
  - Future development would have to seek approval for RPD zoning and could be proposed on a parcel which is currently designated with any number of various zones, and therefore it is not possible to determine where an RPD Zone might be proposed; and
  - The RPD Zone allows a wide range of residential uses which could be developed without a living suites component, and therefore it is not possible to determine the scope of a future project to evaluate.
- The number, location, and specific characteristics of future development requests will largely depend on economic market factors. The environmental impacts of future development requests on parcels that would no longer be eligible for development of a residential planned development containing living suites will depend on the characteristics of the location that is the subject of such requests. For example, environmental impacts for an "infill" residential planned development in an urbanized area will be different than environmental impacts for a "greenfield" residential planned development in an undeveloped area, and we do not know if a residential project would be proposed at all. Therefore, any attempt to analyze indirect physical changes would be speculative.

- A new planned community is subject to project-level CEQA review regardless of whether dwelling units in the new planned community include living suites. There may be indirect physical changes to the environment in conjunction with the subsequent development of residential planned developments in the RPD Zone. Section 22.20.460 of the Zoning Code requires a CUP for residential planned developments and the proposed ordinance to ban living suites in Rowland Heights will not change this requirement. A CUP is a discretionary action that requires project-level CEQA review. The proposed ordinance does not eliminate the need for project-level CEQA review.
- The proposed ordinance does not involve any commitment to any specific project that may have a significant effect on the environment. Future development requests will require CEQA review to determine potential impacts. The proposed ordinance does not preclude the County from denying a future development request that may have a significant effect on the environment.

#### **PUBLIC NOTIFICATION AND COMMENTS**

Public hearing notices were sent to 12,133 owners of property in Rowland Heights and to individuals and organizations in Rowland Heights who previously asked to be placed on the Department's courtesy mailing list. A copy of the public hearing notice and proposed ordinance were also sent to seven public libraries and parks in and adjacent to Rowland Heights, and to the Rowland Heights field office of the Fourth Supervisorial District. A legal advertisement was published in The San Gabriel Valley Tribune and La Opinión, newspapers of general circulation in the project area, on February 23, 2016. Project documents and general information were also posted to the Department's web site at <http://planning.lacounty.gov/rhcsd>.

Approximately 55 individuals responded to the Notice of Public Hearing, calling or sending e-mails to ask questions about the Ordinance and to provide comments. As of the date of this report, staff has received four written comments and seven telephone calls supporting the Ordinance, and six telephone calls opposing the Ordinance. Copies of the written comments received are included in your packet.

Concerns raised by opponents to the use include: homes occupied by multiple residents create serious parking problems; property owners who profit from renting out their homes are not paying their fair share of taxes; property owners will be encouraged to rent out their homes, changing the character of the community; living suites are not consistent with Chinese culture; and, enforcement will not be possible as it is too difficult to prove that people living in the house are related.

Comments in support of the use include: the option to have living suites could be an additional tool in addressing society's changing needs for housing and in the types of housing available; it is a housing type in demand and should be available; the ordinance approved by the Board of Supervisors in 2015 contains adequate protections for the community; and, having the ability to legally build a living suite may reduce the number of illegally subdivided residences.

**STAFF RECOMMENDATION**

Staff recommends that your Commission close the public hearing, find that the project is exempt from environmental review pursuant to section 15061(b)(3) of the CEQA Guidelines, adopt the resolution recommending adoption of the proposed ordinance by the Board of Supervisors, and forward the proposed ordinance to the Board of Supervisors for consideration in a public hearing.

**RECOMMENDED MOTION**

**I move that the Regional Planning Commission close the public hearing, find that the Project is exempt from environmental review pursuant to section 15061(b)(3) of the CEQA Guidelines, adopt the resolution recommending adoption of the proposed ordinance by the Board of Supervisors, and forward the proposed ordinance to the Board of Supervisors for consideration in a public hearing.**

Please feel free to contact me at [gmatoli@planning.lacounty.gov](mailto:gmatoli@planning.lacounty.gov) or 213-974-3426, Monday through Thursday, if you have any questions.

MC:JJ:GMN:gmh

**Attachments:**

1. Proposed Ordinance
2. Resolution for Commission Adoption
3. Correspondence Received

# DRAFT

## ORDINANCE NO. \_\_\_\_\_

An ordinance amending Title 22 - Planning and Zoning - of the Los Angeles County Code related to the prohibition of living suites within the Rowland Heights Community Standards District.

**SECTION 1.** Section 22.44.132 is hereby amended as follows:

**22.44.132 Rowland Heights Community Standards District**

...

C. Community-Wide Development Standards.

1. All properties shall be neatly maintained, and yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.

2. Living suites, as defined in Section 22.08.120, shall be prohibited.

D. Zone-Specific Development Standards.

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# **REGIONAL PLANNING COMMISSION**

## **CORRESPONDENCE IN SUPPORT OF PROPOSED ORDINANCE**





# ROWLAND HEIGHTS COMMUNITY COORDINATING COUNCIL

"IMPROVING OUR COMMUNITY"

P.O. Box 8171  
Rowland Heights  
California 91748

[WWW.ROWLAND-HEIGHTS.ORG](http://WWW.ROWLAND-HEIGHTS.ORG)

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**President**  
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Deborah Enos

**Second Vice President**  
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DeAnn Joyce

**Corresponding**  
**Secretary**  
David Koo

**Treasurer**  
Carla Sanchez

**Historian**  
Charles Liu

**Past President**  
Kingdon Chew

Date: March 21, 2016

To: Gina Natoli  
c/o Los Angeles Count Department of Regional Planning  
320 W. Temple St. 1383  
Los Angeles, CA 90012

Sent by email to: [gnatoli@planning.lacounty.gov](mailto:gnatoli@planning.lacounty.gov)

Re: Project Number RPPL2016000614

Dear Ms. Natoli,

I am writing on behalf of the Rowland Heights Community Coordinating Council to express support for the proposed ordinance that will be heard on March 23, 2016 by the Los Angeles County Regional Planning Commission (Commission) to amend our Rowland Heights Community Standards District to prohibit Living Suites in our community.

Please convey our support to the Commission.

Sincerely,

Ted Ebenkamp  
President, Rowland Heights Community Coordinating Council

March 18, 2016

To: Gina Natoli  
c/o Los Angeles County Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012  
RE: Project Number RPL-2016-000614

Sent by email to: [gnatoli@planning.lacounty.gov](mailto:gnatoli@planning.lacounty.gov)

Dear Ms. Natoli,

As a community resident, I write in support of the proposed ordinance that would amend the Rowland Heights Community Standards District to "prohibit Living Suites in Rowland Heights."

I am most appreciative and thank Supervisor Knabe for giving Rowland Heights residents the consideration to help decide whether the previously passed ordinance would be good for our community or not.

Please note that although we speak up now and then, we do not get heavily involved with writing letters and comments unless we know what is being proposed is important to us. We try to pick meaningful "battles" and this is one of them. We appreciate what you do for us.

As you may recall, the community was very concerned because the proposal was at the request of developers, not the residents. The Los Angeles County Regional Planning Commission proposed the amendment to Title 22 of the Los Angeles County Code to enable homes in certain new developments to contain Living Suites.

You see, we have little in common with some of the communities (like Santa Clarita) mentioned by the planning department's description of why the proposal was recommended. Some communities might see benefit from the amendment, but we would not.

I do understand that the Living Suites ordinance is intended for new developments, and are not intended to be rented out, however, it is unclear how the County would be able to prevent rentals once such units were constructed. If the County is unable to monitor to prevent illegal renting, these units could effectively become multi-tenant *rental* units within single family zoned areas, much like what we have right now in Rowland Heights. You see, we currently have problems with illegal rentals in homes divided internally so as to house many separate renters (sometimes 10-12). The county never sees a penny of the rent paid as income, and there is no method to monitor this. It is a problem for us, and the neighborhoods suffer from the noise, traffic, and the like. Birthing houses are also a big problem over which there is little control in our community.

Thank you again for your consideration to Prohibit Living Suites in Rowland Heights by amending the Rowland Heights Community Standards District.

Lynne Ebenkamp  
Resident  
1815 Debann Place, Rowland Heights, CA 91748

**From:** DAVID FILIPOFF  
**To:** Gina Natoli  
**Subject:** Re: Project Number RPPL2016000614  
**Date:** Friday, March 18, 2016 2:08:17 PM

---

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

**David Filipoff  
20503 shepherd hills rd  
Walnut ca 91789**

**From:** vincent ferrara  
**To:** Gina Natoli  
**Subject:** Living Suite ordinance  
**Date:** Friday, March 18, 2016 10:10:03 PM

---

Project Number RPPL2016000614

Dear Ms. Natoli

I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.

Vincent Ferrara  
20400 huntcliff ln  
Walnut CA.91789

**From:** Ted Ebenkamp  
**To:** Gina Natoli  
**Subject:** RPPL2016000614  
**Date:** Monday, March 21, 2016 3:03:59 AM  
**Attachments:** LetterOfSupport Ordinance Banning LivingSuites RowlandHeights.pdf

---

March 21, 2016

March 21, 2016

Dear Ms. Natoli,

Re: RPPL2016000614

Attached please find a letter of support from the Rowland Heights Community Coordinating Council for the proposed ordinance that will be considered on March 24, 2016 that would amend our Rowland Heights Community Standards District to prohibit Living Suites in Rowland Heights.

Also, please convey my personal support for this ordinance.

Thank you,  
Ted Ebenkamp

**From:** [THewl62452@aol.com](mailto:THewl62452@aol.com)  
**To:** [Gina Natoli](#)  
**Subject:** Project number RPPL20160000614  
**Date:** Tuesday, March 22, 2016 3:19:05 PM

---

**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

There is more traffic and congestion now than the streets and community need.

**T J HEWLETT**

**20360 LAKE CANYON DRIVE**

Send to: [gnatoli@planning.lacounty.gov](mailto:gnatoli@planning.lacounty.gov)



**From:** [Dignamm@aol.com](mailto:Dignamm@aol.com)  
**To:** [Gina Natoli](#)  
**Subject:** Living Suites in Rowland Heights, Ca.  
**Date:** Tuesday, March 22, 2016 1:37:44 PM

---

Dear Ms. Natoli,

I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area. We are under constant pressure for added apartments, homes, etc. in Rowland Heights. Our community is too congested as it is; Living Suites will only make for more congestion.

Thank you for your consideration.

Marilyn Hewlett  
20360 Lake Canyon Drive  
Walnut, Ca. 91789

**From:** Daniel Ha  
**To:** Gina Natoli  
**Subject:** Project Number RPPL2016000614  
**Date:** Monday, March 21, 2016 8:57:27 PM

---

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

**Thank you,**

**Kyung Sun Ha  
1536 Leanne Terrace  
Walnut, CA 91789**

**From:** Christopher Huaracha  
**To:** Gina Natoli  
**Subject:** Project Number RPPL2016000614  
**Date:** Saturday, March 19, 2016 10:48:51 PM

---

Dear Ms. Natoli

I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.

---

Chris Huaracha  
19010 Companario Drive  
Rowland Heights, Ca 91748

**Chris Huaracha**  
**949-236-9095 Cell**

**From:** [Victor Hsing](#)  
**To:** [Gina Natoli](#)  
**Cc:** [Victor Hsing](#)  
**Subject:** Project Number RPPL2016000614  
**Date:** Monday, March 21, 2016 2:14:30 PM

---

**Dear Ms. Natoli**


**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

Regards,

Victor and Lulu Hsing

2113 Whistler Court

Rowland Heights, CA 91748

 Mr. James Howland  
18065 Galathea St.  
Rowland Hgts, CA 91748 ★

MARCH 16, 2016

ATTN: GINA NATOLI:

Re: Permit No RPPL 2016000614

I REQUEST Rowland Hgts. be  
excluded from blanket  
coverage of LA County, to  
allow Living Suites.

LIVING SUITES has been a  
problem for us and we  
desire it NOT be legal  
in our area.

Respectfully, James Howland

**From:** Yang Li  
**To:** Gina Natoli  
**Subject:** RE:Project Number RPPL2016000614  
**Date:** Tuesday, March 22, 2016 1:54:36 PM

---

**I support the ordinance under consideration that would  
prohibit Living Suites in the Rowland Heights  
Community Plan area.**

***Best regards***  
***Yang Li***  
***562-857-8990***

**From:** Bibi Leung  
**To:** Gina Natoli  
**Subject:** Project Number RPPL2016000614  
**Date:** Monday, March 21, 2016 7:24:28 PM

---

Dear Ms. Natoli

I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.

Bibi Leung  
18822 Whitney Place  
Rowland Heights CA 91748

--

Bibi Leung

Marketing Promotion Image, Inc.

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Tel: 626-443-4888 ext. 11

Fax: 626-443-3688

e-mail: [bibi@mpionline.net](mailto:bibi@mpionline.net)



[www.mpionline.net](http://www.mpionline.net)



*Please consider the environment before printing this E-mail*

**From:** Sandra Lee  
**To:** Gina Natoli  
**Subject:** Project Number RPPL2016000614  
**Date:** Saturday, March 19, 2016 3:26:06 PM

---

Dear Ms. Gina,

My name is Sandra Lee, my address is 2060 Saleroso Drive, Rowland Heights, CA 91748. It has come to my understanding that the Los Angeles County Regional Planning Commission at its March 23, 2016 meeting will consider an ordinance that would amend the Rowland Heights Community Standards District to prohibit Living Suites in Rowland Heights.

I support the ordinance because it will only increase the number residents in one location. We we go from residential to commercial (apartments). Please do not amend this ordinance.

Thank you in advance



**From:** John Krueger  
**To:** Gina Natoli  
**Subject:** Re. Project Number RPPL2016000614  
**Date:** Friday, March 18, 2016 9:04:21 AM

---

Re. Project Number RPPL2016000614

Dear Ms. Natoli (LA County Regional Planning)

It has come to my attention that the LA County Regional Planning Commission will be considering an ordinance that would amend the Rowland Heights Community Standards District to prohibit "Living Suites" in Rowland Heights at their March 23, 2016 meeting. I would like to add my voice in support of this ordinance.

My wife and I have been living in the Rowland Heights community since 1978. Obviously we have seen many changes to the area, some good and some not so good. In the past year we have seen many of our neighborhood homes converted to multi-tenant facilities. Many of these homes rent rooms to young college-age people. Plus, as you may know Rowland Heights has also had its problems with "birthing centers" for non-citizens. Then there are the underage "drop-in" kids living unsupervised in rental homes. Their parents are non-citizens living in other countries. Just recently a number of these kids were arrested for attacking girls in our local park.

Allowing developers to build "Living Suites" in the Rowland Heights Community will simply create more opportunities to continue these types of behavior. Therefore, I fully support the proposed ordinance amending the Rowland Heights Community Standards District to prohibit "Living Suites" in Rowland Heights.

Thank you for your consideration.

John H. Krueger

1349 Tierra Siesta

Walnut, CA 91789

**From:** Esper  
**To:** Gina Natoli  
**Cc:** Maribeth Molina Deshotel  
**Subject:** Re: Project Number RPPL2016000614  
**Date:** Saturday, March 19, 2016 7:58:09 PM

---

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area**

**If you have any questions for me I can be reached at cell:(310) 927-9310 or mail 20059 Emerald Meadow Dr., Walnut, CA 91789.**

**Best,**

Esper Molina  
Sent from my iPhone

**From:** Susan Miles  
**To:** Gina Natoli  
**Subject:** Rowland Heights Living Suites  
**Date:** Monday, March 21, 2016 8:21:32 AM

---

Re: Project Number RPPL2016000614

Dear Ms. Natoli

I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.

*Susan Miles*  
2320 S Arcdale Ave  
Rowland Heights, CA 91748

**From:** Susan Miles  
**To:** Gina Natoli  
**Subject:** Project Number RPPL2016000614  
**Date:** Monday, March 21, 2016 8:37:58 AM

---

Dear Ms. Natoli,

I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.

Brian R Miles  
2320 S Arcdale Ave.  
Rowland Heights, California 91748

**From:** [gotogranny1@yahoo.com](mailto:gotogranny1@yahoo.com)  
**To:** [Gina Natoli](#)  
**Cc:** [David and Teri Malkin](#)  
**Subject:** Action needed to prohibit living suites in Rowland Heights  
**Date:** Friday, March 18, 2016 3:43:24 PM

---

We are totally against living suites in Rowland Heights and are not in favor of more problems which would be created such as more traffic congestion, lack of street parking, etc. Living suites would negatively impact the quality of life for all of us who live and travel within our community.

We totally support the RHCCC in their quest to prohibit living suites in Rowland Heights.

Please include us as AGAINST LIVING SUITES and let our voices be heard.

Our email address are included for your info only. It is not to be released nor shared for any other purpose.

Thank you for your consideration.

Alfonso Medina  
[almedina\\_rehs@hotmail.com](mailto:almedina_rehs@hotmail.com)

Diana Medina  
[gotogranny1@yahoo.com](mailto:gotogranny1@yahoo.com)

Sent from my iPhone

**From:** [slopez992004@yahoo.com](mailto:slopez992004@yahoo.com)  
**To:** [Gina Natoli](#)  
**Date:** Saturday, March 19, 2016 3:17:18 PM

---

I am in , please count on my vote to oppose the the building proposal.  
Thanks,

Sid Lopez.  
Sent from my iPhone

**From:** Aida Sandoval  
**To:** Gina Natoli  
**Subject:** PROJECT RPPL2016000614  
**Date:** Friday, March 18, 2016 2:48:49 PM  
**Importance:** High

---

Dear Ms. Natoli,

I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.

Respectfully,

Aida Sandoval

18047 Galatina Street

Rowland Heights, CA 91748

**From:** Fernando  
**To:** Gina Natoli  
**Subject:** Project number RPPL 2016000614  
**Date:** Friday, March 18, 2016 8:08:44 PM

---

Dear Ms Natoli,

I support the ordinance under consideration that would prohibit living suites in the Rowland Heights community plan area.

Fernando

Prado 19734 Sand Spring Dr. R h



**From:** [gary way](#)  
**To:** [Gina Natoli](#)  
**Subject:** Project Number RPPL2016000614  
**Date:** Friday, March 18, 2016 2:26:37 PM

---

**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

Mr. and Mrs. Gary Way  
2319 Arcdale Avenue  
Rowland Hghts, CA 91768

**From:** [charlexia@gmail.com](mailto:charlexia@gmail.com)  
**To:** [Gina Natoli](#)  
**Subject:** Re: Project Number RPPL2016000614  
**Date:** Friday, March 18, 2016 8:05:04 PM

---

**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

Zhaoliang Xia

20018 ILUSO AVE, Rowland Heights, CA

**From:** Hildegard  
**To:** Gina Natoli  
**Subject:** living suites in Rowland Heights  
**Date:** Tuesday, March 22, 2016 12:00:50 PM

---

Ms. Natoli,

Regarding the meeting on March 23, for the ordinance that would prohibit Living Suites in Rowland Heights, please add my name to those that vote YES to prohibit living suites.

Respectfully,

Hildegard Ullmann

**From:** [liz sloss](#)  
**To:** [Gina Natoli](#)  
**Subject:** Re: Project Number RPPL2016000614  
**Date:** Tuesday, March 22, 2016 10:03:37 AM

---

**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli**

**I support the ordinance under consideration that would  
prohibit Living Suites in the Rowland Heights  
Community Plan area.**

**Liz Sloss**

**[liz\\_sloss@yahoo.com](mailto:liz_sloss@yahoo.com)  
20232 Evening Breeze  
Walnut, CA 91789**

**909-598-0154**

**From:** FLOYD SLOSS  
**To:** Gina Natoli  
**Subject:** Fw: From RHCCC: Action needed to prohibit living suites in Rowland Heights  
**Date:** Friday, March 18, 2016 3:13:34 PM

---

On Friday, March 18, 2016 3:09 PM, FLOYD SLOSS <floydsloss@yahoo.com> wrote:

On Friday, March 18, 2016 1:53 PM, membershiprhccc <membershiprhccc@rowland-heights.org> wrote:

## **ACTION NEEDED TO PROHIBIT LIVING SUITES IN ROWLAND HEIGHTS**

The Regional Planning Commission hearing to consider the ordinance that would prohibit Living Suites in Rowland Heights will be held this coming Wednesday, March 23, 2016.

If you are one of the many attendees at our August and November RHCCC meetings who spoke in opposition to this type of development you need to let Regional Planning know immediately how you feel. You can do so by copying the lines in bold print below and pasting them into the body of an email that you send to Gina Natoli at the address indicated. Include your name and address at the bottom of the email.

**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

Send to: gnatoli@planning.lacounty.gov  
Floyd Sloss, email [Floydsloss@yahoo.com](mailto:Floydsloss@yahoo.com), address 20232 Evening Breeze Drive, Walnut, Ca 91789,  
phone 909-598-0154

**From:** [C Sanchez](#)  
**To:** [Gina Natoli](#)  
**Subject:** re: Living Suites ordinance  
**Date:** Friday, March 18, 2016 2:28:59 PM

---

**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

**Carla B. Sanchez  
17960 Calle Los Arboles  
Rowland Heights, CA 91748**

**From:** [przkidz5nmore](mailto:przkidz5nmore)  
**To:** [Gina Natoli](#)  
**Subject:** Re: Project Number RPPL2016000614  
**Date:** Saturday, March 19, 2016 7:15:34 PM

---

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

**Delia Perez**  
**Przkidz5nmore@yahoo.com**

Sent via the Samsung GALAXY S84, an AT&T 4G LTE smartphone

**From:**  
**To:** [Gina Natoli](#)  
**Subject:** Public Hearing for Rowland Heights Community Standards District Amendment  
**Date:** Friday, February 19, 2016 4:25:40 PM

---

Hello, my name is Veronica Lynch and I have been a resident of Rowland Heights for 26 years. My family and I definitely DO NOT approve of adding living suites to our community. We already have to deal with it from our neighbors and they are the worst kind of scummy people to have to live next to in this nice (well it used to be nice) neighborhood. We don't want anymore popping up around here. The quality of Rowland Heights as a whole has significantly decreased throughout my years of living here. I hope this comment reaches you and has some sort of persuasion in the decision making. Thank you for your time. If you need to contact me further please do so.

-  
Veronica Lynch



**From:**  
**To:** Gina Natoli  
**Subject:** Project Number RPPL2016000614 Rowland Heights Community Standards Dist.  
**Date:** Tuesday, February 23, 2016 10:03:36 AM

---

Dear Ms. Natoli,

I received a notice of public hearing regarding the above project number. I am unable to attend that meeting; however I do want to express my opinion on the matter. We DO NOT need Living Suites in the unincorporated community of Rowland Heights. Several attempts have been made over the years to develop such things as high-occupancy apartments, housing where our current golf course is (and is considered "open spaces"), etc.

I am opposed to any "Living Suites" being allowed in our community, just as I am opposed to the 7 or 8 bedroom homes that are being built (which turn into "birthing houses").

I attempted to obtain more information on this project by going to <http://planning.lacounty.gov/rhcsd> but couldn't find any reference or link to it.

Thank you,

Sincerely,

Marilyn Hewlett

(my address reads Walnut but if Rowland Heights ever does incorporate we will be considered Rowland Heights as well).

**PUBLIC CONTACT FORM**  
**Rowland Heights CSD Amendment – Living Suites**

**CONTACT INFORMATION:**

Name	Geraldine Stover
Address	
City, Zip	Rowland Heights
Phone	
E-mail	

**SUBJECT:**

	What is a living suite	
	Is my property affected	
	RPC hearing	
	Environmental	
X	Other:	In favor of ordinance.

Site-specific AIN(s):

**RESPONSE:** ☒ Phone ☐ E-mail ☐ Mail ☐ Fax ☐ Walk-in

- ☐ Mailed information
- ☐ Referred to library/website for more information
- ☐ Added to mailing list
- ☒ General verbal information

Additional Comments

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**RECEIVED BY:** ☒ Phone ☐ E-mail ☐ Mail ☐ Fax ☐ Walk-in

Name  Date

**From:**  
**To:** [Gina Natoli](#)  
**Subject:** Public Hearing Vote  
**Date:** Monday, February 22, 2016 6:52:20 PM

---

Gina Natoli,

Both my wife Marilyn and I vote YES on Project Number: RPPL2016000614, the proposed ordinance that would prohibit living suites within the Rowland Heights Community Standards District.

Thank you.

Marilyn Grant & John Grant

**From:** Judith Haggerty  
**To:** Gina Natoli  
**Subject:** Project Number RPPL2016000614  
**Date:** Thursday, March 17, 2016 12:32:45 PM

---

To: The Los Angeles County Department of Regional Planning

I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.

Judith C. Haggerty  
Rowland Heights resident

**From:** Diane  
**To:** Gina Natoli  
**Subject:** prohibit living suites  
**Date:** Friday, March 11, 2016 9:34:11 PM

---

I support the ordinance under consideration that would prohibit living suites in the Rowland Heights Community Plan area.

Thank you.

Diane Taylor

**From:** Clyde  
**To:** Gina Natoli  
**Subject:** Living Suites  
**Date:** Thursday, March 10, 2016 2:04:24 PM

---

To: Gina Natoli

Please be advised that I strongly support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.

Thank you.  
Clyde Taylor

**From:** [smch1@aol.com](mailto:smch1@aol.com)  
**To:** [Gina Natoli](#)  
**Subject:** Project Number RPPL2016000614  
**Date:** Saturday, March 12, 2016 8:34:08 AM

---

Gina - I am very much in favor of this project to prohibit Living Suites within the Rowland Heights Community.

---

Thank you for your attention on this issue,

Jerry Sorensen

Sent from Windows Mail

20214 Evening Breeze Drive  
Walnut, CA 91789

March 13, 2016

Gina Natoli  
c/o Los Angeles County  
Department of Regional Planning  
320 W. Temple Street, #1383  
Los Angeles, CA 90012

Re: Project #RPPL2016000614

Dear Ms. Natoli:

In regard to the proposed hearing taking place on March 23, 2016, please accept this letter as support of the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.

We oppose the development of Living Suites in Rowland Heights as this area is already suffering much traffic congestion and this development would only increase the problem.

Thank you for your consideration.

Sincerely,

  
Lorraine Rice



20214 Evening Breeze Drive  
Walnut, CA 91789

March 13, 2016

Gina Natoli  
c/o Los Angeles County  
Department of Regional Planning  
320 W. Temple Street, #1383  
Los Angeles, CA 90012

Re: Project #RPPL2016000614

Dear Ms. Natoli:

In regard to the proposed hearing taking place on March 23, 2016, please accept this letter as support of the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.

We oppose the development of Living Suites in Rowland Heights as this area is already suffering much traffic congestion and this development would only increase the problem.

Thank you for your consideration.

Sincerely,



John Kendall Rice

February 25, 2016

Re: RPPL2016000614 and adding the provision to subsection C of Section 22.44.132 of Zoning Code to prohibit the use of living suites in Rowland Heights.

To: Gina Natoli  
LA County DRP  
320 W. Temple St. #1383  
LA, CA 90012

From: Quintin Poon  
2869 Whippoorwill Drive  
Rowland Heights, CA 91748

Email address: qpoon@aol.com

Dear Gina:

I am in favor of adding the provision that **PROHIBITS** the use of living suites in Rowland Heights.

The addition of "living suites" will just add to an ever-growing problem in Rowland Heights. Rowland Heights has a history of "birthing houses" and "parachute houses" that have over-burden code inspectors. Living suites will morph into birthing suites and student housing. We will just make a bad situation even worse.

If one wants to have an extended family living with them we currently have codes on the books that allow the construction of "granny houses" in the back yards of homes.

Since "living suites" do not add any benefit to our community, I would support the enforcement of the codes we have already on the books and continue to encourage the construction of "granny houses", **NOT** "living suites".

Sincerely,



Quintin Poon

**From:** Judy  
**To:** Gina Natoli  
**Subject:** Project RPPL2016000614  
**Date:** Thursday, March 17, 2016 9:12:48 AM

---

"I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area".

---

Judy Nieh  
2448 Desire Ave  
Rowland Heights, CA91748

March 11, 2016

Gina Natoli  
Los Angeles County DRP  
320 W. Temple St. #1383  
Los Angeles, CA 90012

RE: RPPL2016000614 and adding the provision to subsection C of Section 22.44.132 of the Zoning Code to prohibit the use of "living suites" in Rowland Heights.

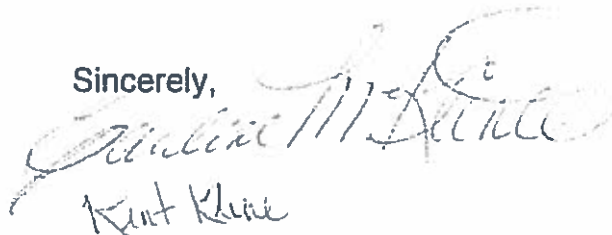
I AM IN FAVOR of adding the provision that **PROHIBITS** the use of "living suites" in Rowland Heights.

The addition of "living suites" will just add to an ever-growing problem in Rowland Heights. Rowland Heights has a history of "birthing houses" and "parachute houses" that have over-burdened our code inspectors and continue to add to our already high population. Living suites will likely morph into these birthing suites and student housing making a bad situation even worse.

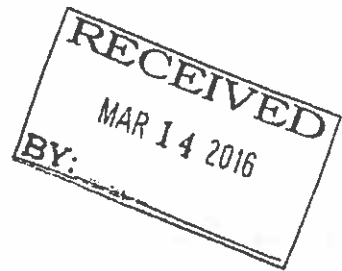
If one wants to have an extended family member(s) living with them, we currently have codes on the books that allow the construction of "granny houses" in the backyards of homes.

Living Suites do not add any benefit to our community and are, in fact, a detriment to our community. I support the enforcement of the codes we already have on the books allowing "granny houses", and highly disapprove of the construction of "living suites".

Sincerely,

A handwritten signature in black ink, appearing to read "Kent Kline", written over a faint, larger signature that also appears to be "Kent Kline".

Kent Kline  
Carlene Kline  
18001 E Cottontail Place  
Rowland Heights, CA 91748



March 7, 2016

Re: RPPL2016000614 and adding the provision to subsection C of Section 22.44.132 of Zoning Code to prohibit the use of living suites in Rowland Heights.

To: Gina Natoli  
LA County DRP  
320 W. Temple St. #1383  
LA, CA 90012

From: Maureen McCune  
2877 Whippoorwill Drive  
Rowland Heights, CA 91748  
626-810-2616  
bob4reloan@aol.com

I am in favor of adding the provision that **PROHIBITS** the use of living suites in Rowland Heights.

The addition of "living suites" will just add to an ever-growing problem in Rowland Heights. Rowland Heights has a history of "birthing houses" and "parachute houses" that have over-burden code inspectors. Living suites will morph into birthing suites and student housing. We will just make a bad situation even worse.

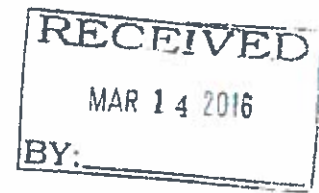
If one wants to have an extended family living with them we currently have codes on the books that allow the construction of "granny houses" in the back yards of homes.

Since "living suites" do not add any benefit to our community, I would support the enforcement of the codes we have already on the books and continue to encourage the construction of "granny houses", **NOT** "living suites".

Sincerely,

Maureen McCune

Maureen McCune



February 25, 2016

Re: RPPL2016000614 and adding the provision to subsection C of Section 22.44.132 of Zoning Code to prohibit the use of living suites in Rowland Heights.

To: Gina Natoli  
LA County DRP  
320 W. Temple St. #1383  
LA, CA 90012

From: Kar Nai Ip  
2861 Whippoorwill Dr., Rowland Heights, CA 91748  
chloerip@yahoo.com

I am in favor of adding the provision that **PROHIBITS** the use of living suites in Rowland Heights.

The addition of "living suites" will just add to an ever-growing problem in Rowland Heights. Rowland Heights has a history of "birthing houses" and "parachute houses" that have over-burden code inspectors. Living suites will morph into birthing suites and student housing. We will just make a bad situation even worse.

If one wants to have an extended family living with them we currently have codes on the books that allow the construction of "granny houses" in the back yards of homes.

Since "living suites" do not add any benefit to our community, I would support the enforcement of the codes we have already on the books and continue to encourage the construction of "granny houses", **NOT** "living suites".

Sincerely,

**From:** Shirley Hayhurst  
**To:** Gina Natoli  
**Subject:** Living Suites  
**Date:** Tuesday, March 15, 2016 3:40:07 PM

---

March 15, 2016

Re: RPPL2016000614 and adding the provision to subsection C of Section 22.44.132 of Zoning Code to prohibit the use of living suites in Rowland Heights.

Gina Natoli  
LA County DRP  
320 W. Temple St. #1383  
Los Angeles, CA 90012

Shirley Hayhurst  
18148 Gallineta St.  
Rowland Hts. Ca. 91748  
626-965-4025  
savilady@verizon.net

I have lived at this address for over 40 years. I have certainly watched this community grow. I am in favor of adding the provision that **PROHIBITS** the use of living suites in Rowland Heights.

The addition of "living suites" will just add to an ever-growing problem in Rowland Heights. Rowland Heights has a history of "birthing houses" and "parachute houses" that have over-burden code inspectors. Living suites will morph into birthing suites and student housing. We will just make a bad situation even worse.

If one wants to have an extended family living with them, we currently have codes on the books that allow the construction of "granny houses" in the back yards of homes.

Since "living suites" do not add any benefit to our community, I would support the enforcement of the codes we have already on the books and continue to encourage the construction of "granny houses", **NOT** "living suites".

Sincerely,

Shirley J. Hayhurst

**From:** Greg Alvarado  
**To:** Gina Natoli  
**Subject:** project # RPPL2016000614  
**Date:** Saturday, March 19, 2016 11:48:49 AM

---

Project #RPPL2016000614

Dear Ms. Natoli,  
support the ordinance under consideration that would prohibit Living Suites in the  
Rowland Heights Community Plan Area.

Gregory A. Alvarado  
2031 Bing Court  
Rowland Heights Ca. 91748



**From:** Jeannette Ochoa  
**To:** Gina Natoli  
**Subject:** Re: Project Number RPPL2016000614  
**Date:** Sunday, March 20, 2016 9:33:25 PM

---

**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

Sincerely,

Jeannette Alvarado

20125 Candleflame Ct. Walnut, CA 91789

Sent from my iPhone

**From:** [Belscreens@aol.com](mailto:Belscreens@aol.com)  
**To:** [Gina Natoli](#)  
**Subject:** Re: From RHCCC: Action needed to prohibit living suites in Rowland Heights  
**Date:** Friday, March 18, 2016 5:21:13 PM

---

Signed: John Bellah 1441 Paso Real spc 100, Rowland Hts, ca 91748

In a message dated 3/18/2016 1:53:33 P.M. Pacific Daylight Time, membershiprhccc@rowland-heights.org writes:

**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

**From:** E Alvarado  
**To:** Gina Natoli  
**Subject:** Fw: Project # RPPL2016000614  
**Date:** Saturday, March 19, 2016 12:12:51 PM

---

---

**From:** E Alvarado <argeliaalvarado@yahoo.com>;  
**To:** <gnatoli@planninglacounty.gov>;  
**Subject:** Project # RPPL2016000614  
**Sent:** Sat, Mar 19, 2016 6:55:26 PM

Dear Ms. Napoli,  
I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan Area.

Elvira Alvarado  
2031 Bing Court  
Rowland Heights Ca. 91748

**From:** [luwanfarms](#)  
**To:** [Gina Natoli](#)  
**Subject:** Project RPPL2016000614  
**Date:** Friday, March 18, 2016 8:38:21 PM

---

Natoli

I support the ordinance under consideration that would prohibit Living Suits in the Rowland Heights community plan area.

Harold Burton  
2311 Arcade ave  
Rowland Heights Ca. 91748

Sent from my Samsung device

**From:** [Ingrid Bernabe](#)  
**To:** [Gina Natoli](#)  
**Subject:** Project number RPPL 2016000614  
**Date:** Monday, March 21, 2016 10:03:43 PM

---

**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

Sincerely, Ingrid Bernabe

**From:** Jackie Bennett  
**To:** [Gina Natoli](#)  
**Subject:** Living Suites  
**Date:** Sunday, March 20, 2016 2:25:43 PM

---

## LIVING SUITES IN ROWLAND HEIGHTS

**Re: Project Number RPPL2016000614**

Dear Ms. Natoli

I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area. We can not park in front of our own homes due to so many cars. One 1200 square foot home has been divided into 4 living suites, apartments, or whatever with no parking consideration. This is not to mention the infrastructure for plumbing and utility and trash usage. Business is taking away our homes. We chose a quiet residential neighborhood when we moved to Rowland Heights. We did not choose parking wars and clogged access to Colima Road, shopping and the freeway!

Sincerely yours, Jackie Bennett

18640 Mescalero St. R.H.

Send to: [gnatoli@planning.lacounty.gov](mailto:gnatoli@planning.lacounty.gov)

Sent from my iPhone

**From:** [Bob Donley](#)  
**To:** [Gina Natoli](#)  
**Subject:** Living Suites in Rowland Heights  
**Date:** Sunday, March 20, 2016 11:24:51 PM

---

Re: Project Number RPPL2016000614

Ms Natoli: I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan. Robert and Barbara Donley residents of Rowland Heights. Thank you.

Sent from my iPhone

**From:** Him Djuhana  
**To:** Gina Natoli  
**Subject:** Project Number RPPL2016000614  
**Date:** Friday, March 18, 2016 2:51:14 PM

---

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

**Sincerely,**

Him Djuhana  
US: (909) 228-6026  
19508 Galeview Drive  
Rowland Heights, CA 91748



**From:** Robert Diaz  
**To:** Gina Natoli  
**Subject:** Prohibit Living Suites in Rowland Heights  
**Date:** Friday, March 18, 2016 2:58:01 PM

---

**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli**

**I Robert Diaz support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan**

Sent from my iPhone



**From:** [Ricky Petilla](#)  
**To:** [Gina Natoli](#)  
**Cc:** [membershiprhccc@rowland-heights.org](mailto:membershiprhccc@rowland-heights.org)  
**Subject:** Re: Project Number RPPL2016000614  
**Date:** Friday, March 18, 2016 3:07:32 PM

---

**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

Regards,  
Ricky Petilla  
2723 Camden Place  
Rowland Heights, CA 91748

On Friday, March 18, 2016 1:53 PM, membershiprhccc <[membershiprhccc@rowland-heights.org](mailto:membershiprhccc@rowland-heights.org)> wrote:

**ACTION NEEDED TO PROHIBIT LIVING SUITES IN  
ROWLAND HEIGHTS**

The Regional Planning Commission hearing to consider the ordinance that would prohibit Living Suites in Rowland Heights will be held this coming Wednesday, March 23, 2016.

If you are one of the many attendees at our August and November RHCCC meetings who spoke in opposition to this type of development you need to let Regional Planning know immediately how you feel. You can do so by copying the lines in bold print below and pasting them into the body of an email that you send to Gina Natoli at the address indicated. Include your name and address at the bottom of the email.

**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

Send to: [gnatoli@planning.lacounty.gov](mailto:gnatoli@planning.lacounty.gov)

**From:** maul\_boy@verizon.net  
**To:** Gina Natoli  
**Subject:** Fwd: From RHCCC: Action needed to prohibit living suites in Rowland Heights  
**Date:** Sunday, March 20, 2016 9:24:59 AM

---

**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

**Warren Tanaka  
1873 Hollendale Ave  
Rowland Hgts, CA 91748**

-----Original Message-----

**From:** membershiprhccc <membershiprhccc@rowland-heights.org>  
**To:** membershiprhccc <membershiprhccc@rowland-heights.org>  
**Sent:** Fri, Mar 18, 2016 1:53 pm  
**Subject:** From RHCCC: Action needed to prohibit living suites in Rowland Heights

**ACTION NEEDED TO PROHIBIT LIVING SUITES IN ROWLAND HEIGHTS**

The Regional Planning Commission hearing to consider the ordinance that would prohibit Living Suites in Rowland Heights will be held this coming Wednesday, March 23, 2016.

If you are one of the many attendees at our August and November RHCCC meetings who spoke in opposition to this type of development you need to let Regional Planning know immediately how you feel. You can do so by copying the lines in bold print below and pasting them into the body of an email that you send to Gina Natoli at the address indicated. Include your name and address at the bottom of the email.

**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli**

**I support the ordinance under consideration that would**

**prohibit Living Suites in the Rowland Heights  
Community Plan area.**

Send to: [gmatoli@planning.lacounty.gov](mailto:gmatoli@planning.lacounty.gov)

**From:** Cathy Martin  
**To:** Gina Natoli  
**Subject:** Fwd: Living suites  
**Date:** Monday, March 21, 2016 9:59:54 AM

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Begin forwarded message:

## ACTION NEEDED TO PROHIBIT LIVING SUITES IN ROWLAND HEIGHTS

The Regional Planning Commission hearing to consider the ordinance that would prohibit Living Suites in Rowland Heights will be held this coming Wednesday, March 23, 2016.

If you are one of the many attendees at our August and November RHCCC meetings who spoke in opposition to this type of development you need to let Regional Planning know immediately how you feel. You can do so by copying the lines in bold print below and pasting them into the body of an email that you send to Gina Natoli at the address indicated. Include your name and address at the bottom of the email.

**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli**

**I strongly support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area. We cannot park in front of our own homes because of the many cars taking that space. It is often difficult to enter and leave our own driveways because of the number of cars along the street and those that often extend into our driveway opening. One 1200 square foot home has been divided into 4 living suites, apartments, or whatever with no parking consideration. Another home has added bedrooms without the proper permits. This is not to mention the infrastructure for plumbing, utility, and trash usage. This 'business' is taking away our homes. We chose a quiet residential neighborhood when we moved to Rowland Heights. We did not choose parking wars and clogged access to Colima Road, shopping, and the freeway!**

**Sincerely yours,**

**Cathy Martin**

**2160 Camarina Dr.  
Rowland Heights, CA 91748**

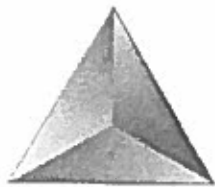
**Send to: [gmatoli@planning.lacounty.gov](mailto:gmatoli@planning.lacounty.gov)**



# **REGIONAL PLANNING COMMISSION**

## **CORRESPONDENCE OPPOSED TO PROPOSED ORDINANCE**





**Tri-Counties**  
**Association of REALTORS®**  
19720 E. Walnut Drive, Suite 100A  
Walnut, CA 91789  
Telephone: (909) 594-5992  
Fax: (909) 594-7156



March 17, 2016

Los Angeles County Planning Commission  
320 W. Temple Street  
Los Angeles, CA 90012

Re: Living Suites Ordinance

Dear Chairman Pinceti and Commissioners:

The purpose of this letter is to inform you that the Tri-Counties Association of REALTORS is opposed to the Amendment to the Rowland Heights Community Standards District as presently written.

A central tenant to our philosophy, and in fact a principle which has made The United States of America a prosperous nation, is the strong belief in property rights. Owners of property should be allowed to do with their property what they wish, which is inherent in the definition of ownership. We recognize local government has an interest in promoting general uniformity in neighborhoods, and zoning codes will establish the parameters for the development of a community. We urge those in local government to set zoning codes such that the free market retains as much freedom as possible.

In this particular case, an outright ban on new Living Suites is government overreach. The market is demanding this particular product, and a government prohibition is unjustified. You may want to consider the practical use of a Living Suite often involves elderly individuals living with some autonomy with their younger family members, and without this option these seniors may be forced into an Assisted Living facility at a great cost to society as well as a diminished quality of life for the senior citizen. Thank you for your consideration.

Sincerely,

Tim Shaw  
Government Affairs Director

**From:** [mic18459@aol.com](mailto:mic18459@aol.com)  
**To:** [Gina Natoli](#)  
**Subject:** Fwd: From RHCCC: Action needed to prohibit living suites in Rowland Heights  
**Date:** Saturday, March 19, 2016 12:15:24 AM

---

**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli,**

**I DO NOT** support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.

**From:** [lee147258869@aol.com](mailto:lee147258869@aol.com)  
**To:** [Gina Natoli](#)  
**Subject:** Fwd: From RHCCC: Action needed to prohibit living suites in Rowland Heights  
**Date:** Saturday, March 19, 2016 12:19:53 AM

---

**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli**

**It is NOT constitutional. Therefore, I DO NOT support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

**From:** [Stevenlee91748](#)  
**To:** [Gina Natoli](#)  
**Subject:** Living Suite  
**Date:** Friday, March 18, 2016 6:17:39 PM

---

Dear Ms Natoli:

I am the resident at 1905 Tiburon Ct, Rowland Hts CA 91748. My wife and I are unable to attend the meeting on March 23. We attended the community meeting in past August 2015, and we strongly oppose the living suite ordinance. Please count our opinions and be heard. Thanks.

Kuen-Shan and Kang Teh Lee  
[stevenlee91748@yahoo.com](mailto:stevenlee91748@yahoo.com)

Sent from my iPhone

**From:** Dorothy Pang  
**To:** Gina Natoli  
**Subject:** Comment on living suits issue in Rowland Heights (Project Number RPPL2016000614)  
**Date:** Thursday, March 17, 2016 2:26:49 PM

---

Dear Ms. Gina Natoli:

As real estate broker and resident in Rowland Heights, I like to voice my comment on the issue of living suit. In my opinion, I think we should not put an absolute "yes" or "no" to the proposed ordinance of living suit in the Rowland Heights community. As it will require a conditional permit anyway, I think it all depends on the size of the land, if the lot is over 10,000sq. ft. or more, a living suit may be considered for personal use. Of course, it has to conform with the existing design structure of the main building and the neighborhood overall. Should you have any questions, please feel free to email me. Thank you!

Dorothy Pang, Broker  
Pang & Associates  
1923 Avenida Del Canada  
Rowland Heights, CA 91748  
Cell: (626) 484-4683





To Whom It May Concern:

I have lived in Rowland Heights since 1995. Before that, I lived in Hacienda Heights for more than ten years. I served on my homeowners association board for more than ten years--the majority of those as its president.

I was a part of the developing Rowland Heights community, working with builders, government representatives and community members. In this capacity, I gained insight into the culture of those choosing to purchase homes in this area.

The one thing that stood out was the desire to have more than one generation—mostly older parents—live in a home together. This necessitated the builder offering the option of a three car garage or a two car garage with a separate, autonomous living space. This option was selected by many in our community. Over time, adult children have returned home to live for extended periods of time until they are financially able to be on their own.

This has not hurt our community, but rather is a part of the character of our community and its culture.

When neighbors are respectful of one another and follow the laws and the rules, there are no disturbances that occur from these living arrangements.

However, we do have a problem that affects our peaceful living: maternity homes.

There have been multiple maternity homes in my neighborhood over the past few years. I had a 24/7 view of one maternity home from my upstairs window.

These maternity homes actually create the traffic congestion and other disturbances people imagine will come from living suites.

In my view, focusing on shutting down “extended stay hotels” in residential neighborhoods would be a better use of your time than keeping families from living together with a small sense of autonomy.

Thank you.

Name Withheld

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## **ATTACHMENT 4**

# **REGIONAL PLANNING COMMISSION RESOLUTION**



**RESOLUTION**  
**COUNTY OF LOS ANGELES REGIONAL PLANNING COMMISSION**  
**PROJECT NO. RPPL2016000614**  
**ROWLAND HEIGHTS COMMUNITY STANDARDS DISTRICT AMENDMENT**

**WHEREAS**, the Regional Planning Commission (Commission) of the County of Los Angeles has conducted a public hearing on March 23, 2016, on the matter of amendments to Title 22 (Planning and Zoning Ordinance) of the Los Angeles County Code, relating to the Rowland Heights Community Standards District (CSD); and

**WHEREAS**, the Commission finds as follows:

1. On September 1, 1981, the Board of Supervisors adopted the Rowland Heights Community General Plan (Community Plan).
2. On November 27, 2001, the Board of Supervisors adopted the Rowland Heights CSD.
3. On September 29, 2015, the Board of Supervisors approved the Living Suites Ordinance, which authorized developers to request dwelling units with living suites in the Residential Planned Development Zone as part of a conditional use permit application for a residential planned development in the unincorporated areas of the County.
4. A living suite is a portion of a residence that includes a kitchen, a living room, a bathroom, and one or more bedrooms. A living suite includes an interior connection, typically a door, to the remainder of the residence and may also have a separate exterior entrance.
5. The Living Suites Ordinance does not prohibit rental of a living suite to another household.
6. The Community Plan contains goals and policies that call for maintaining the single-family residential character of the community, including restricting attached housing to higher-density residential land use categories, and that call for prohibiting residential uses in industrial areas.
7. The Rowland Heights CSD was established, in part, to ensure that new development retains the residential character of the area.
8. Approximately 97 percent of the by-right residential zoning in Rowland Heights is single-family residential zoning.
9. Approximately two-thirds of the housing units in Rowland Heights are owner-occupied.

10. The proposed prohibition is necessary at this time because it will ensure that the owner-occupied, single-family residential character of the community is maintained.
11. The proposed prohibition is consistent with the goals and policies of the Community Plan, which is a component of the Los Angeles County General Plan.
12. Adoption of the proposed ordinance is exempt from environmental review pursuant to section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines because there is no possibility that adoption of the ordinance may have a significant effect on the environment. Adoption of the ordinance will not result in any direct physical change in the environment and will not result in any indirect physical change in the environment that is reasonably foreseeable at this time. The ordinance does not propose or authorize any development; the number location, specific characteristics and environmental impacts of requests for development that may take place in lieu of new planned single-family residential developments containing living suites are reasonably unforeseeable at this time; and, the ordinance does not involve any commitment to any specific project that may have a significant effect on the environment.
13. The public was appropriately notified of the public hearing. Public hearing notices were sent to 12,133 owners of property in the Rowland Heights CSD and individuals and organizations who previously signed up for the Department's courtesy mailing list or were consulted during development of the ordinance. A copy of the public hearing notice and proposed ordinance were also sent to seven public libraries and parks in Los Angeles County and two public libraries in Orange County. A legal advertisement was published in the San Gabriel Valley Tribune and La Opinión, newspapers of general circulation in the project area, on February 23, 2016. Project information was also posted to the Department's web site at <http://planning.lacounty.gov/rhcsd>.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Regional Planning Commission recommends that the Los Angeles County Board of Supervisors:

1. Certify that adoption of the ordinance is exempt from environmental review pursuant to section 15061(b)(3) of the CEQA Guidelines; and
2. Conduct a public hearing to consider an ordinance amending Title 22 (Planning and Zoning) of the Los Angeles County Code to establish regulations prohibiting living suites in the Rowland Heights Community Standards District; and
3. Adopt the attached ordinance amending Title 22 (Planning and Zoning) of the Los Angeles County Code and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the County of Los Angeles Regional Planning Commission on March 23, 2016.

By:   
Rosie O. Ruiz, Commission Secretary  
Regional Planning Commission  
County of Los Angeles

APPROVED AS TO FORM:  
OFFICE OF THE COUNTY COUNCIL

By:   
Joseph M. Nicchitta, Deputy County Counsel  
Property Division

VOTE

Concurring: Commissioners Louie, Pedersen, and Modugno

Dissenting: Commissioner Smith

Abstaining: None

Absent: Commissioner Pincell

Action Date: March 23, 2016





## **ATTACHMENT 5**

### **RECOMMENDED ORDINANCE FOR ADOPTION BY BOARD OF SUPERVISORS**



# DRAFT

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Title 22 - Planning and Zoning - of the Los Angeles County Code related to the prohibition of living suites within the Rowland Heights Community Standards District.

**SECTION 1.** Section 22.44.132 is hereby amended as follows:

**22.44.132 Rowland Heights Community Standards District**

...

C. Community-Wide Development Standards.

1. All properties shall be neatly maintained, and yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.

2. Living suites, as defined in Section 22.08.120, shall be prohibited.

D. Zone-Specific Development Standards.

...



## **ATTACHMENT 6**

### **BOARD OF SUPERVISORS NOTICE OF PUBLIC HEARING**





PUBLIC NOTICES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Lori Glasgow, Executive Officer-  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

**NOTICE OF PUBLIC HEARING CONCERNING**

**PROJECT NO. RPPL2016000614-(4)  
ROWLAND HEIGHTS COMMUNITY STANDARDS DISTRICT ORDINANCE  
LIVING SUITES PROHIBITION**

Notice is hereby given that the Board of Supervisors will conduct a public hearing on the above referenced project on **Tuesday, August 23, 2016 at 9:30 a.m.**, in Room 381B of the Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Pursuant to Title 22 of the Los Angeles County Code and Title 7 of the Government Code of the State of California (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the above mentioned amendment. Interested persons will be given an opportunity to testify.

**Location:**

The proposed ordinance would apply to the unincorporated community of Rowland Heights.

**General Description of Proposal:**

A proposed ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code to prohibit living suites in the Rowland Heights Community Standards District (CSD). A living suite is a portion of a residence that includes a living room, a kitchen, a bathroom, and one or more bedrooms. A living suite includes an interior connection, typically a door, to the remainder of the residence and may also have a separate exterior entrance. Pursuant to the proposed ordinance, living suites would be prohibited in every zone in the CSD. The proposed ordinance would amend the Community-Wide Development Standards in subsection C of Section 22.44.132. This project has been determined to be exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines because adoption of the ordinance will not result in any direct physical change in the environment and will not result in any indirect physical change in the environment that is reasonably foreseeable at this time.

Contact the Department of Regional Planning, Gina Natoli at (213) 974-3426 between 7:30 a.m. and 5:30 p.m., Monday through Thursday (office is closed Fridays) or at [gnatoli@planning.lacounty.gov](mailto:gnatoli@planning.lacounty.gov) directly for any questions or additional information. Callers from North County areas may dial (661) 272-0964 or (661) 253-0111 toll free and ask to be connected to (213) 974-3426. Selected materials are available at <http://planning.lacounty.gov/rhcscd>. Si necesita más información en Español, por favor llame al (213) 974-6466. 如有任何疑問(普通話及粵語), 請致電 (213) 974-6417

If you are unable to attend the public hearing, written documents in favor or opposed to the project may be submitted to the Public Hearing/Zoning Section, Executive Office of the Board of Supervisors, Room 383, 500 West Temple Street, Los Angeles, CA 90012 or at [PublicHearing@bos.lacounty.gov](mailto:PublicHearing@bos.lacounty.gov) with the Project No. in the "Subject". Project status and information can be obtained online at: <http://bos.co.la.ca.us/Board-meeting/Public-Hearings>. For questions regarding this hearing you may also call (213) 974-1426.

Assistive listening devices, agenda in Braille and/or alternate formats are available upon request. American Sign Language (ASL) interpreters, other auxiliary aids and services, or reasonable accommodations, such as to request a disability-related accommodation to address the Board, are available, if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent feasible. Please contact the Executive Office of the Board at (213) 974-1411 or (213) 974-1707 (TTY), from 8:00 a.m. to 5:00 p.m., Monday through Friday.

Translation devices are available in Spanish upon request. For other languages, please contact the Customer Service Center for assistance at least three business days prior to the hearing at (213) 974-1411 between 8:00 a.m. and 5:00 p.m., Monday through Friday.

Máquinas de traducción están disponibles a petición. Si necesita intérprete para las juntas de los Supervisores del Condado de Los Angeles, por favor llame al (213) 974-1426 de 8:00 a.m. a 5:00 p.m., de lunes a viernes, con tres días de anticipación.



LORI GLASGOW  
EXECUTIVE OFFICER OF THE  
BOARD OF SUPERVISORS



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## **ATTACHMENT 7**

### **BOARD OF SUPERVISORS CORRESPONDENCE**

BOARD OF SUPERVISORS  
CORRESPONDENCE

OPPOSE  
PROPOSED ORDINANCE

**Gina Natoli**

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**From:** Tina Chen <ttclac@gmail.com>  
**Sent:** Wednesday, July 27, 2016 4:47 PM  
**To:** PublicHearing  
**Subject:** Project RPPL2016000614-4

Hello,

I received your letter and cannot attend. I am emailing to support this. I would like to see living suite pass since it would benefit a lot of old people.

--

Tina Chen, L.Ac.  
Evergreen Herbs  
17431 East Gale Ave. City of Industry, CA 91748  
Tel: 626-810-5530 Fax: 626-810-5534  
Email: [tina.chen@evherbs.com](mailto:tina.chen@evherbs.com)  
Website: [www.evherbs.com](http://www.evherbs.com)

*\*Before printing, think about ENVIRONMENTAL responsibility\*\**

\*\*\*\*\*

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\*\*\*\*\*

**Gina Natoli**

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**From:** Jason Yang <yangvision@hotmail.com>  
**Sent:** Saturday, July 30, 2016 2:36 PM  
**To:** PublicHearing  
**Subject:** RPPL2016000614-(4)

Dear Sir,

I am confused with the intent of the Proposal. Los Angeles is a lovely place for people to live and work. We have a hard time to cope with population growth. The high demand on housing has driven the property price beyond normal affordable range. Many people, especially young adult just entering workforce who are saving up for their first house, are looking for affordable housing solution. Please look at other great cities in America and learn how those cities deal with affordable housing. For example, in Seattle that is known in managed growth, the city not only allows a "mother-in-law", but also a cottage in backyard.

Let me make up a scenario: My son wants a private living space because he's girl friend is about to move in, yet he can not afford a place completely for his own, the living suite we have is the solution for my son and the whole family.

I strongly appose the project.

Jason Yang  
Rowland Heights

Sent from [Mail](#) for Windows 10

BOARD OF SUPERVISORS  
CORRESPONDENCE

SUPPORT  
PROPOSED ORDINANCE

## Gina Natoli

---

**From:** hungpiu <hungpiu@aol.com>  
**Sent:** Tuesday, August 09, 2016 2:11 PM  
**To:** Gina Natoli  
**Cc:** Stephen Chan  
**Subject:** Living Suite Prohibition in Rowland Heights

To Gina Natoli  
C/o Los Angeles County Department of Regional Planning  
320 Temple Street  
Los Angeles, CA 90012

Dear Ms. Natoli,

RE : Project Number RPPL2016000614-(4)

I write to support the Living suites Prohibition in Rowland Heights and to thus amend our community CSD's. Such living suites will increase the number of birthing houses and multiple, non-licensed dwelling houses already in Rowland Heights. The Project number is referred to above.

Thank you

Stephen Chan  
Rowland Heights Resident

Sent from my iPad

**From:** [Diane Cheung](#)  
**To:** [Gina Natoli](#)  
**Subject:** Re: Project Number RPPL2016000614  
**Date:** Thursday, March 31, 2016 1:42:41 PM

---

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

Diane Cheung  
1441 Paso Real Ave suite 133  
Rowland Heights CA, 91748

## Gina Natoli

---

**From:** John Coleman <lonepine63@roadrunner.com> <lonepine63@roadrunner.com>  
**Sent:** Wednesday, July 27, 2016 10:54 AM  
**To:** Gina Natoli  
**Subject:** Project No. RPPL2016000614-(4)

I am in favor of the subject proposed ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code to prohibit living suites in Rowland Heights. Its been a long time coming and I hope that it will be approved by the Board of Supervisors. Single family homes is exactly what it means. This is not New York City where brownstone owners can sublet their units for a profit. This is Rowland Heights, CA and we believe in single home ownership, and not subletting to make a profit. This living suites activity under minds the whole concept of single family homes. What part of being a single family home owner that they don't understand. I understand it and I am proud to be one of many other single family home owners who feel the same. Living suites are not what this community was founded on and therefore, should be prohibited.

Rowland Heights single family homeowner since 1975.



**Gina Natoli**

---

**From:** judidegeorge@roadrunner.com  
**Sent:** Wednesday, July 27, 2016 11:54 AM  
**To:** PublicHearing  
**Subject:** Proposed Ordinance amending title 22

YES,  
We are very much in favor of changing amendment Title 22. We own our home in Rowland Heights. We do not feel that single family residences should be converted. Presently we know of several houses which have become home to women who only come here to give birth then leave. This causes overcrowding and unsafe living conditions.

Vince and Judi DeGeorge  
2304 Remora Dr  
Rowland Heights, Ca 91748

626 810-5712

**From:** [Norman Ellenberg](#)  
**To:** [Gina Natoli](#)  
**Subject:** Rowl.Hts. Living suites  
**Date:** Saturday, April 02, 2016 11:38:07 AM

---

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

**DR/Mrs Norman L Ellenberg---Andrew Ellenberg---Ava Ellenberg**

**Gina Natoli**

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**From:** Christina Fernandez <cxfpetunia@gmail.com>  
**Sent:** Friday, July 29, 2016 7:27 PM  
**To:** PublicHearing  
**Subject:** Project No. RPPL2016000614-(4) to prohibit living suites in Rowland Hgts.

As property owners in Rowland Heights, California, since 1964, we the undersigned are **IN FAVOR** of the adoption of this ordinance to amend Title 22 to prohibit living suites in every zone in the Rowland Heights Community Standards District. There are already many garage conversions and add-ons for the sole purpose of increasing rental income. We are becoming a mainland China rental income mecca for Chinese Nationals parking their money in Southern California. Gone are the days of single family residences as many homes have non-relative renters in each room. The majority of these renters are also neglecting the landscaping of said homes resulting in feet high weeds. A lovely sight to see.

Maria Fernandez  
Christina Fernandez  
19367 Baelen Street  
Rowland Heights, CA 91789

(626)393-4005

**From:** [MnJGrant@aol.com](mailto:MnJGrant@aol.com)  
**To:** [Gina Natoli](#)  
**Subject:** Public Hearing Vote  
**Date:** Tuesday, July 26, 2016 7:47:35 AM

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Gina Natoli,

I vote YES to approve the PROJECT NO.RPPL2016000614-(4), ROWLAND HEIGHTS COMMUNITY STANDARDS DISTRICT ORDINANCE LIVING SUITES PROHIBITION.

Thank you.

John Grant

## Gina Natoli

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**From:** Dignamm@aol.com  
**Sent:** Saturday, August 06, 2016 1:18 PM  
**To:** Gina Natoli  
**Subject:** Fwd: Project # RPPL2016000614-(4) Rowland Heights CSD Ord. Living Suites Proh...

Gina, I am forwarding this note I sent earlier today to Public Hearing.

Please keep me posted.

Thank You,

Marilyn Hewlett

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From: Dignamm@aol.com  
To: PublicHearing@bos.lacounty.gov  
BCC: dignamm@aol.com  
Sent: 8/6/2016 10:30:24 A.M. Pacific Daylight Time  
Subj: Project # RPPL2016000614-(4) Rowland Heights CSD Ord. Living Suites Prohibition

To whom it may concern,

This is to advise all interested parties that I am OPPOSED to any Living Suites being allowed in Rowland Heights.

Our community has been over-developed, causing horrific traffic conditions. There have been several attempts, as you must know, to build 700 apartments on Fairway Drive where a church/school are currently located. In addition, attempts are being made to convert the Los Angeles Golf Course on Colima Rd. into a housing development. Our citizens are highly OPPOSED to any further building in our community. We are proud of our efforts thus far to avoid further housing developments in our already over-crowded community. Living Suites are just another way to increase the population here. We have enough "Birthing Houses" as it stands and OPPOSE additional crowding.

I am unable to attend the public hearing on August 23 but want my sentiments to be considered in any decision concerning this. Please keep me informed as to any progress in this Project matter.

Thank You,

Marilyn Hewlett  
20360 Lake Canyon Drive  
Walnut, Ca. 91789

**Gina Natoli**

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**From:** Lucy <lucyhong999@gmail.com>  
**Sent:** Sunday, July 31, 2016 1:17 PM  
**To:** PublicHearing  
**Subject:** Message Regarding Project Number: RPPL2016000614-(4)

Greeting,

I oppose the planning and zoning of the Los Angeles County's living suites in the Rowland Heights.

Thank you,  
Lucy

**Gina Natoli**

---

**From:** Nelson Kang <nelsonkang@roadrunner.com>  
**Sent:** Sunday, July 31, 2016 5:22 PM  
**To:** PublicHearing  
**Subject:** Project Number: RPPL2016000614-(4) / Rowland Heights Community Standards District Amendment (Regional Planning)

I fully support the proposed ordinance amendment to the Rowland Heights Community Standards, to prohibit living suites in Rowland Heights.

Name: Nelson Kang  
Address: 17932 Nearbank Drive, Rowland Heights, CA 91748  
phone: (626) 965-2614  
email: nelsonkang@roadrunner.com

PLEASE ACKNOWLEDGE THAT YOU RECEIVED MY INPUT.

**Gina Natoli**

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**From:** John Krueger <jhkrueger@verizon.net>  
**Sent:** Thursday, July 28, 2016 8:33 AM  
**To:** Gina Natoli  
**Subject:** Re. Project Number RPPL2016000614-(4)

Re. Project Number RPPL2016000614-(4)

Dear Ms. Natoli (LA County Regional Planning)

I just received your Notice of Public Hearing Concerning Project No. RPPL2016000614-(4): Rowland Heights Community Standards District Ordinance Living Suites Prohibition and the public hearing on this project on Tuesday, August 23, 2016 at 9:30 a.m. Unfortunately, my wife and I will not be able to attend. However, I continue to support this “prohibition” as I indicated in our email to you in March 2016.

My wife and I have been living in the Rowland Heights community since 1978. Obviously we have seen many changes to the area, some good and some not so good. In the past year we have seen many of our neighborhood homes converted to multi-tenant facilities. Many of these homes rent rooms to young college-age people. Plus, as you may know Rowland Heights has also had its problems with “birthing centers” for non-citizens. We have also seen neighbor homes that are used for “drop-in” kids who are underage and have no parental supervision. We see this continuing with the recent home sales in our development where single families are not moving in.

Allowing developers to build “Living Suites” in the Rowland Heights Community will simply create more opportunities to continue these types of housing. Therefore, I fully support the proposed ordinance amending the Rowland Heights Community Standards District to prohibit “Living Suites” in Rowland Heights.

Thank you for your consideration.

John H. Krueger

1349 Tierra Siesta

Walnut, CA 91789

Please note that although our address/post office is Walnut, we live just north of Colima Rd. and West of Calbourne Dr. in the “Morning Sun” housing development. This development is totally within the Rowland Heights Community.



**From:** [GRACE LU](#)  
**To:** [Gina Natoli](#)  
**Subject:** Project Number RPPL2016000614  
**Date:** Monday, March 28, 2016 10:37:30 PM

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**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

**Sincerely,**

**Grace Lu**

**Gina Natoli**

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**From:** David Malkin <david.malkin@yahoo.com>  
**Sent:** Tuesday, July 26, 2016 11:59 AM  
**To:** PublicHearing  
**Subject:** RPPL2016000614-(4)

Gina Natoli,

I fully **SUPPORT** the proposed **ordinance** amending Title 22 Planning and Zoning of the Los Angeles County Code to **prohibit living suites in the Rowland Heights Community Standards District (CSD).**

David Malkin  
18021 Galatina St.,  
Rowland Heights, CA 91748

## Gina Natoli

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**From:** ingrid bernabe <inge2013b@gmail.com>  
**Sent:** Tuesday, August 09, 2016 8:20 PM  
**To:** Gina Natoli  
**Subject:** project no RPPL2016000614-(4)

Dear Ms. Natoli,

this is to let you know that we support prohibiting Living Suites in Rowland Heights. Maybe you are aware that we currently have multiple families living in unlicensed one-family residents, living in their garages, without proper sanitary facilities. We have illegal birthing houses and properties used for prostitution.

Please help us to amend our CD's **not allow** Living Suites in Rowland Heights to be constructed.

If this should be allowed it most certainly will cause many obvious problems not the least of it to be very detrimental to the value of our properties

thank you Mary Parshall

please confirm this email

August 8, 2016

To: Gina Natoli

RE: PROJ # RPPL2016000614-(4)

My wife and I have been residents of Rowland Heights since 1975. When we first purchased our home, we were attracted to the rural attributes of open space within close proximity to a major metropolitan city.

It didn't take long for developers to recognize the same appeal.

Sixteen years ago, I joined a small group of longtime residents to resurrect the Rowland Heights Community Coordinating Council. Ever since that time, the RHCCC has been the "voice of the community". I will never forget the meeting we had with Supervisor Don Knabe. He was incredibly supportive and understood that all we really wanted was some kind of assurance our community would enjoy the same kind of zoning guidelines as nearby incorporated cities. Within weeks we were put in touch with key Planning Commission personnel ... from which the Rowland Heights Community Standards District was born.

Stating the obvious, Rowland Heights is an ethnically diverse community. This region has become predominately Asian.

Universally, (and regardless of race or ethnicity), the residents of Rowland Heights are at a loss to understand how the residence next door can become a multi-family "birthing house". Under what zoning classification does that fall?

In my opinion, approval of "living suites" does nothing more than perpetuate a bad thing.

Ultimately, the Planning Commission and Board of Supervisors will make the decision whether "living suites" should be allowable in Rowland Heights.

I urge the county to exclude Rowland Heights from the list of Title 22 communities where living suites will become allowable.

Respectfully,

Mike Popovec

Past President – Rowland Heights Community Coordinating Council

Past Commissioner – 4<sup>th</sup> District Parks & Recreation

2635 Hayride Ct

Rowland Heights, CA 91748

626-347-8057

**From:** [Rick](#)  
**To:** [Gina Natoli](#)  
**Subject:** Project Number RPPL2016000614  
**Date:** Saturday, March 26, 2016 10:25:24 PM

---

**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

**Rick  
20024 Iluso Ave  
Walnut, CA 91789**

**Gina Natoli**

---

**From:** Louella Roberson <louellaroberson@aol.com>  
**Sent:** Tuesday, August 09, 2016 11:58 PM  
**To:** publichearing@bos.lacounty.gov; Gina Natoli  
**Subject:** Message Regarding Project Number: RPPL2016000614-(4)

I hereby support the Living Suites Prohibition in Rowland Heights. We are already overcrowded as it is. Living suites will allow for more families to live in a single family home and will contribute to additional overcrowding in the neighborhood. It will also encourage birthing houses which is not unconstitutional but unethical in my opinion.

Thank you for listening to our opinion and hope you pass the prohibition of said living suites.

Sincerely,

Louella Roberson  
18645 Fieldbrook St  
Rowland Hgts CA

## Gina Natoli

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**From:** marco.robles@roadrunner.com  
**Sent:** Wednesday, August 10, 2016 2:05 PM  
**To:** Gina Natoli  
**Subject:** Support for Project # RPPL2016000614-(4)  
  
**Importance:** High

Ms. Natoli,

I am writing in SUPPORT of the subject Project (# RPPL2016000614-(4)), BANNING Living Suites in Rowland Heights.

My family and I have lived in our Rowland Hts. home since 1978.  
Our address is 19647 Castlebar Drive. Ph # 909 594-3925.

It is imperative that our neighborhoods maintain the "single family" environment we came here to live in. The developers opposing us are simply after filling their own pockets at the expense of those of us who moved HERE to enjoy our lives.

Unfortunately, we've seen the problems that have been created by some homes that have already started to become boarding houses and "birthing homes." All of which is CONTRARY to the original neighborhood design.

I have also spoken to some of the neighbors, several of whom have lived here as long as my family. I might add that many are hoping to write letters, as most are not as knowledgeable in the use of email.

PLEASE INDICATE RECEIPT OF THIS EMAIL BY REPLYING.

Respectfully submitted,  
Marco A. Robles  
(Born and raised in Los Angeles, attended Lincoln High School, served in the Marine Corps (1966-1972), attended LACC, Trade Tech, UCLA.)

Marco Robles (W'64), VP Membership, President Pro Tem Lincoln High School Alumni Assoc.  
562-900-7723 Cell

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**From:** [Yvonne Ruiz](#)  
**To:** [Gina Natoli](#)  
**Subject:** Project number RPPL2016000614  
**Date:** Tuesday, April 26, 2016 10:35:08 PM

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Sent from my iPad**Re: Project Number RPPL2016000614**

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

**Yvonne Ruiz**

**[Crzvon@aol.com](mailto:Crzvon@aol.com)**

**Walnut Leaf Dr. resident**



## Gina Natoli

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**From:** sanchez.roland@gmail.com  
**Sent:** Tuesday, August 09, 2016 2:59 PM  
**To:** Gina Natoli  
**Subject:** Re: Project Number RPPL2016000614-(4)

Ms. Natoli,

I write to support the Living Suites Prohibition in Rowland Heights and to thus amend our community CSD 's. Such living suites will increase the number of birthing houses and multiple, non-licensed dwelling houses already in Rowland Heights. The Project Number is referred above.

Thank you,

Roland Sanchez  
17960 Calle Los Arboles  
Rowland Heights, CA 91748  
Vice President membership  
RHCCC

**Gina Natoli**

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**From:** C Sanchez <casancheznp@gmail.com>  
**Sent:** Tuesday, August 09, 2016 10:28 AM  
**To:** Gina Natoli  
**Subject:** re: Project Number RPPL2016000614-(4)

Ms. Natoli,

I write to support the Living Suites Prohibition in Rowland Heights and to thus amend our community CSD's. Such living suites will increase the number of birthing houses and multiple, non-licensed dwelling houses already in Rowland Heights. The Project number is referred to above.

Thank you,

Carla B. Sanchez  
17960 Calle Los Arboles  
Rowland Heights, CA 91748  
Treasurer, Rowland Heights Community Coordinating  
Council

**Gina Natoli**

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**From:** Joseph Selcho <gjselcho@yahoo.com>  
**Sent:** Tuesday, August 09, 2016 4:14 PM  
**To:** Gina Natoli  
**Subject:** Fw: Living Suites

Please send the following to [gnatoli@planning.lacounty.gov](mailto:gnatoli@planning.lacounty.gov)

Dear Ms. Natoli,

I want to inform you that I support the Living Suites Prohibition in Rowland Heights. I am asking for your support and want to amend our community CSD's. As you probably know, we have existing problems in our area, with birthing houses and multiple non-licensed dwelling houses. If Living Suites would be allowed in our neighborhood, it would greatly impact our community in a negative way and cause a decline in the worth of property.

Thank you Gudrun Selcho

**Gina Natoli**

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**From:** Joseph Selcho <gjselcho@yahoo.com>  
**Sent:** Tuesday, August 09, 2016 4:10 PM  
**To:** Gina Natoli  
**Subject:** Fw: Living Suites

Joseph Selcho

Please send the following to [gnatoli@planning.lacounty.gov](mailto:gnatoli@planning.lacounty.gov)

Dear Ms. Natoli,

I want to inform you that I support the Living Suites Prohibition in Rowland Heights. I am asking for your support and want to amend our community CSD's. As you probably know, we have existing problems in our area, with birthing houses and multiple non-licensed dwelling houses. If Living Suites would be allowed in our neighborhood, it would greatly impact our community in a negative way and cause a decline in the worth of property.

Thank you Joseph Selcho

## Gina Natoli

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**From:** Bonnie Soo Hoo <bsoohoo@gmail.com>  
**Sent:** Monday, August 08, 2016 11:25 PM  
**To:** Gina Natoli  
**Subject:** Project Number RPPL2016000614-(4)

Ms. Gina Natoli,

I am writing as a strong supporter of the Living Suites PROHIBITION in Rowland Heights and to amend our community CSD's. Such living suites will increase the number of birthing houses and multiple, non-licensed dwelling houses already in Rowland Heights. The project number is referenced above.

When we moved into Rowland Heights 25 years ago, we enjoyed our neighborhood. Now, we have homes in the neighborhood who are either serving as birthing houses or are used to support this lucrative business. The home next to ours had a kitchen fire which burned the house quite extensively because they were preparing the food for these pregnant women as a commercial kitchen. They had even set up propane stoves in the back yard to keep up with the volume of cooking needed for these women. Our community should not be a haven for foreign women being in the U.S. on false pretenses. We should not make it easy for those promoting this business to expand their business in Rowland Heights.

Thank you,

Bonnie Soo Hoo  
Rowland Heights Resident

--

*Bonnie Soo Hoo*

**Gina Natoli**

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**From:** Roland Soo Hoo <rsoohoo@jps.net>  
**Sent:** Tuesday, August 09, 2016 8:12 AM  
**To:** Gina Natoli  
**Subject:** Living Suite Prohibition in Rowland Heights

Re: Project Number RPPL2016000614-(4)

Ms. Gina Natoli,

I am writing as a strong supporter of the Living Suites PROHIBITION in Rowland Heights and to amend our community CSD's. Such living suites will increase the number of birthing houses and multiple, non-licensed dwelling houses already in Rowland Heights. The project number is referenced above.

When we moved into Rowland Heights 25 years ago, we enjoyed our neighborhood. Now, we have homes in the neighborhood which are either serving as birthing houses or are used to support this lucrative business. The home next to ours had a kitchen fire which burned the house quite extensively because they were preparing the food for these pregnant women as a commercial kitchen. They had even set up propane stoves in the back yard to keep up with the volume of cooking needed for these women. Our community should not be a haven for foreign women being in the U.S. on false pretenses. We should not make it easy for those promoting this business to expand their business in Rowland Heights. Please help us to stop this from happening in our neighborhood.

Thank you,

Roland Soo Hoo

Rowland Heights Resident

Tim Soo Hoo

Melissa Soo Hoo

**From:** [jxbrdx007@yahoo.com](mailto:jxbrdx007@yahoo.com)  
**To:** [Gina Natoli](#)  
**Subject:** Re: Project Number RPPL2016000614  
**Date:** Friday, April 08, 2016 1:22:53 AM

---

**Dear Ms. Natoli**

**I support the ordinance under consideration that would prohibit Living Suites in the Rowland Heights Community Plan area.**

**James Thai**  
**[20015 iluso ave.](#)**  
**[Walnut, CA 91789](#)**

**Gina Natoli**

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**From:** gary way <gary.birgit@yahoo.com>  
**Sent:** Tuesday, August 09, 2016 6:58 PM  
**To:** Gina Natoli  
**Subject:** Project Number RPPL2016000614-(4)

I write to support the Living Suites Prohibition in Rowland Heights and to thus amend our community CSD's. Such living suites will increase the number of birthing houses and multiple, non-licensed dwelling houses already in RHts. The Project number is referred to above.

Thank you

Birgit Way  
Rowland Hghts, Ca 91748



**Gina Natoli**

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**From:** gary way <g4284w@gmail.com>  
**Sent:** Tuesday, August 09, 2016 7:40 PM  
**To:** Gina Natoli  
**Subject:** Living Suites Prohibition in Rowland Heights Project #RPPL2016000614-(4)

Ms.Natoli,

I am in support of the Living Suites Prohibition in Rowland Heights and to thus amend our community CSD's. Such living suites will increase the number of birthing houses and multiple, non-licensed dwelling houses already in RHts in addition to added parking congestion from these tenants. The Project number is referred to above.

Thank you  
Gary Way  
2319 Arcdale Ave  
Rowland Heights,Ca

**Gina Natoli**

---

**From:** Elizabeth Williamson <lizwilliamson9@gmail.com>  
**Sent:** Wednesday, July 27, 2016 11:11 AM  
**To:** PublicHearing  
**Subject:** RPPL2016000614-(4)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am very much opposed to living suites: driving up our population density and turning residential homes into apartment type places.

Elizabeth Williamson  
2200 Maystone Place  
Rowland Heights 91749

**Gina Natoli**

---

**From:** THewl62452@aol.com  
**Sent:** Saturday, August 06, 2016 1:11 PM  
**To:** PublicHearing  
**Subject:** Project # RPPL.2016000614-(4) Rowland Heights CSD Ord. Living Suites Prohibition

To whom it concerns.

I am strongly opposed to a proposed Living Suites to be built in Rowland Heights.

We currently have too much traffic in this area creating gridlock and potential safety hazards. The community has successfully opposed past efforts to additional projects in our community. We do not need additional building and traffic. One more concern we have in the community are the houses used for birthing. These should be reviewed and stopped. More building would create this type of actions in our community.

We live in a great community and wish to keep it as it is and has been.

Thank you,

T J Hewlett

20360 Lake Canyon Drive

Walnut, Ca 91789

**Gina Natoli**

---

**From:** Quintin Poon <qpoon@aol.com>  
**Sent:** Wednesday, August 03, 2016 10:41 PM  
**To:** PublicHearing  
**Subject:** Rowland Heights Community Standards District Amendment (Regional Planning)

Ref. Project Number RPPL2016000614-(4)

Dear Sir:

I fully support the proposed ordinance amendment to the Rowland Heights Community Standards, to prohibit living suites in Rowland Heights.

Name: Quintin Poon  
Address: 2869 Whippoorwill Drive, Rowland Heights, CA 91748  
Phone # 626-964 3060  
email: qpoon@aol.com

Please acknowledge that you received my input. Thank you.

Quintin Poon

**Gina Natoli**

---

**From:** Grace Chan <gwchan1024@gmail.com>  
**Sent:** Wednesday, August 10, 2016 4:11 PM  
**To:** Gina Natoli  
**Subject:** Project Number RPPL2016000614-(4)

Ms. Natoli,

I am writing to you to show my support of the **Living Suites Prohibition** in Rowland Heights and to amend our community CSD's. Living suites will definitely increase the number of birthday houses and multiple, non-licensed dwelling houses that have already happened in Rowland Heights. The Project number is referred to above.

Please acknowledge receipt of my email.

Thank you,

--

***Grace Chan, Rowland Heights resident***

**Gina Natoli**

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**From:** lipsbybev <lipsbybev@yahoo.com>  
**Sent:** Thursday, August 11, 2016 9:01 AM  
**To:** Gina Natoli  
**Subject:** Project No. RPPL2016000614-(4)

Gina Natoli,  
Please be advised that I support **Project Number RPPL2016000614-(4)** and am voting to ban LIVING SUITES in Rowland Heights.

I have lived and been a homeowner in Rowland Heights since 1967. This project is not what our community needs. Requesting that the Dept. of Regional Planning **BAN** the **LIVING SUITES**

Beverly Wood  
19866 Reedview Drive  
Rowland Heights, CA 91748

Sent from my iPad

**Gina Natoli**

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**From:** Ted Wood <tedwood@roadrunner.com>  
**Sent:** Thursday, August 11, 2016 9:20 AM  
**To:** Gina Natoli  
**Subject:** Project # RPPL2016000614-(4)

I wish to be on record as being opposed to Living Suites Project in Rowland Heights. As a 40 year resident of the area I do not feel that this type of project is suitable for this area. We already have too much of it.

Thank you,

Theodore D Wood  
19866 Reedview Drive  
Rowland Heights, CA 91748